

## Is Your Home Safe?

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Everyone is entitled to decent, safe and sanitary housing. But how do you know if your home meets the minimum housing quality standards? This brochure includes a checklist of the 13 Housing Quality Standards as determined by HUD. Use the checklist to help evaluate your home.

### **What to do if your home does not meet one or more of the quality standards:**

- Inform your landlord of any deficiencies and request corrective action.
- If your landlord does not agree to take action, contact one of the resources below for assistance in negotiating with your landlord.

### Resources:

**Statewide Legal Services of CT**  
800-453-3320 or 860-344-0380

**Greater Hartford Legal Aid**  
860-541-5000 or ghla@ghla.org

Visit [CTLawHelp.org](http://CTLawHelp.org) for self-help guides, legal help finder and more.

Call Infoline at **2-1-1** or visit [211ct.org](http://211ct.org)

# Housing Quality Standards

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This brochure contains information on what constitutes quality housing and resources for assistance in negotiating with your landlord.



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## Quality Housing

Use the following checklist to ensure the quality of your housing unit:

### Sanitary facilities

The unit should include a private bathroom with a toilet, sink and shower/tub in proper working order.

### Food preparation and refuse disposal

The unit should have suitable space and equipment (stove, oven, refrigerator) to store, prepare, and serve food in a sanitary manner. Facilities/services for the sanitary disposal of food waste and refuse should be available.

### Space and security

The unit should have adequate space and security for the family. At a minimum, one bedroom for every two persons. Exterior doors and windows should be lockable.

### Thermal environment

There should be a safe system for heating the unit, and it must be in proper working order. The unit should not contain unvented heaters that burn gas, oil, or kerosene.

### Illumination and electricity

The unit should have adequate natural or artificial illumination and sufficient electrical sources for essential appliances. Electrical fixtures and wiring must not pose a fire hazard.

### Structure and materials

The unit should be structurally sound. Ceilings, walls, and floors should not have any serious defects. Condition of interior/exterior stairs, halls, porches, and walkways should not present the danger of tripping and falling. Elevators must be working safely.

### Interior air quality

The unit should be free of air pollutants. There should be adequate air circulation. Bathrooms must have one operable window or other ventilation.

### Water supply

The unit should be served by an approved public or private water supply that is sanitary and free from contamination.



## Safety matters

### Lead-based paint

For families with children under 6 years of age, pre-1978 units must be inspected for deteriorated paint surfaces and the owner must stabilize deteriorated surfaces.

### Access

The unit should have private access and an alternate means of exit in case of fire.

### Site and neighborhood

The site and neighborhood should be reasonably free from disturbing noises and reverberations or other dangers to the health, safety, and general welfare of the occupants.

### Sanitary condition

The dwelling unit and its equipment should be free of vermin and rodent infestation.

### Smoke Detectors

On each level of the unit battery-operated or hard-wired smoke detector in proper working order should be present.