

## MYTHS ABOUT THE *MY HOME* PROGRAM HOUSING QUALITY STANDARDS INSPECTION PROCESS

Hello,

My name is Tim Ryan and I am the HQS (Housing Quality Standards) Inspector for the Prince George's County Department of Housing and Community Development's *My Home* Program. Our department strives to make this a very user friendly program that works for the benefit of the community. I would like to reduce some of the anxiety about the HQS process by briefly discussing a few concerns and realities, particularly those "Myths" that have been brought to my attention.

**Myth 1.** The HQS inspection is a very stringent set of standards based on adopted building codes – Well actually, this is not true. The HQS inspection standards can be placed into two categories:

#1. Safety – we will be keeping an eye out for potentially harmful conditions such as, exposed wiring, broken windows, lead based paint hazards, proper hot water heater installation and working locks on egress doors and windows.

#2. Health / Quality of Life – this second category will focus on points such as, available hot running water, adequate and operable heating, rooms having available outlets and or light fixtures, evidence of vermin infestations and interior air quality (presence of significant interior mold).

Please see the HQS inspection form that will be utilized as a guide during all inspections at [www.princegeorgescountymd.gov/myhome](http://www.princegeorgescountymd.gov/myhome).

**Myth 2.** The HQS inspection process significantly extends the overall time it takes to be able to close on a property – From the time we receive your inspection request we can usually schedule an inspection within three business days. When the inspection is complete we will generate the report and have it sent via email to the loan processor normally within 48 hours. Key points that cause the process to be extended would be utilities not active at a property (includes winterization), the inspector not able to obtain a lockbox code and the property blatantly not able to meet the criteria outlined on the inspection checklist.

**Myth 3.** The HQS inspection findings will directly coincide with the findings of the buyer's personal home inspector – Although there may be quite a few key safety issues that could be found in both reports, the buyer's home inspector will look for a significantly wider range of potential problems with the property than the HQS inspector will. As previously stated, HQS follows the criteria laid out on the inspection checklist relatively exclusively.

Feel free to give me a call at any time to discuss your property. I look forward to corresponding with all of you in the future.

*Regards,*

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