



Enhancements to HQS for Exterior Appearances

The following enhancements to HQS have been adopted by HADC from the Dekalb County Code Enforcement regulations to improve the exterior appearance of properties being rented through the HCV Program.

All vehicles parked on the premises of a single family dwelling being rented through the HCV Program must have a lawful license plate unless parked within an enclosed building. A standard deadline for removal or licensing of vehicles applies to this requirement.

No inoperable vehicle is permitted to be parked on the premises of a single family dwelling being rented through the HCV Program. Examples of inoperable vehicles are vehicles having flat tires or vehicles having tires that have been removed or vehicles without an engine. The vehicles can be repaired, or removed for compliance with the citation. Standard deadlines for completion of repairs apply to these requirements.

No major overhaul of a vehicle is permitted on the premises of a property being rented through the HCV Program unless the work is done within an enclosed building. Standard deadlines for completion of repairs apply to this requirement.

Any dead or hazardous trees, shrubs, ground cover, or weeds must be removed that are likely to harbor vermin insects, restrict or impede access to a public use of a adjacent sidewalks or streets or pose a risk of physical injury to the public. These items can be cited at apartment complexes even when not in proximity to the building of the unit being inspected. Standard deadlines for correction of repairs apply to these requirements.

All fences and retaining walls on the premises must be structurally sound and be kept in good repair. The fence posts shall be firmly set in a base that does not allow the post to shift with the fence railings firmly attached to the supporting posts. Fences and retaining walls must be maintained in a manner to protect the fence from rotting or decaying and maintain the structural integrity of the fence. Deteriorating fences can be cited at apartment complexes even when not in proximity to the building of the unit being inspected. Standard deadlines for correction of repairs apply to these requirements.

Exterior wall surfaces, windows, and screens must be maintained in good condition. Exterior walls must be free of holes, breaks, loose or

rotting boards and the exterior paint must be maintained in good condition. Windows and window screens where required, must be in good condition with all window panes being intact without cracks or holes.

Deficiencies can be cited for exterior walls, windows, or window screen deficiencies at apartment complexes even when the deficiencies are located in buildings other than the building of the unit being inspected. Standard deadline dates for repairs apply to these requirements.

Grass and weeds on the premises of units being rented through the HCV Program cannot exceed 12" in height. This standard applies to the overall grounds of apartment complexes and can be cited even if not in proximity to the building of the unit being inspected.

The following is a list of items not permitted on the exterior premises of properties being rented through the HCV Program. However, this list is not conclusive and HADC reserves the right to add additional prohibited items as is deemed appropriate: trash, debris, junk or items considered unsuitable for the surrounding, damaged lumber, scrap metal, concrete, sand asphalts, cans, bottles, tires, containers, salvage materials, and abandoned, discarded, or unusable furniture, stoves, refrigerators, freezers, sinks, toilets, cabinets, or other household fixtures or equipment. These items can be cited as deficiencies for apartment complexes even when the items are located around buildings that are not adjacent to the building of the unit being inspected.