



A GOOD PLACE TO LIVE

The following is a checklist of things to look for when selecting a unit to help make sure it passes inspection.

- The electricity and water must be turned on **before** the Housing Inspector will inspect the unit! If a gas range or water heater is present, the gas must be connected. If a gas space heater is present and the weather does not require that the heater be used at the time of the inspection, a certified statement that the heater functions properly will be accepted.

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| | 1 | Evidence of un-repaired roof leaks will not pass. |
| | 2 | The chimney must not be leaning, falling apart or crumbling. |
| | 3 | The foundation must not be severely cracked or buckling. |
| | 4 | The rental unit and immediate neighborhood must be free of any conditions which would seriously or continuously endanger the health or safety of the residents. |
| | 5 | If the landlord does not provide a covered garbage container and one is not present at the inspection, you will have to sign a statement that you will provide one. |
| | 6 | The plumbing must be connected to a city sewer system or to a septic tank. |
| | 7 | The plumbing pipes must not have major leaks and the water cannot be discolored. |
| | 8 | All plumbing fixtures must drain properly. |
| | 9 | The heating system must be adequate to keep the unit comfortable during cold months. |
| | 10 | Space heaters that burn oil or gas and which are not vented will not pass. Portable electric heaters used as a primary heat source will not pass. |
| | 11 | There must be no evidence of a severe infestation of rodents or vermin (rats, mice, cockroaches, etc.). |
| | 12 | Cracks or holes in the walls or ceiling which would allow outside air or rain into the unit must be sealed. |
| | 13 | The ceiling cannot have any loose or falling material. |
| | 14 | The floor cannot have any large holes, warped or weak floor boards, torn floor coverings or other tripping hazards. |
| | 15 | Broken windows, large cracks in the glass or sharp edges will not pass. |
| | 16 | Loose or exposed electrical wiring, missing or broken outlet covers and switch covers and other electrical hazards will not pass. |
| | 17 | The water heater must have a discharge line and a temperature/pressure relief valve. |
| | 18 | There must be rails on porches, balconies and decks which are more than 30 inches above the ground. If children under the age of 6 are in the household, railings must have vertical slats no more than 6 inches apart. |
| | 19 | Handrails must be present on all stairs with four or more steps. This is required whether the stairs are inside or outside. |
| | 20 | All doors and windows that open and close and which are within six feet of the ground or which can be reached from the ground or from a common hallway, porch or other outside place must have a working and secure lock. |
| | 21 | There must be some windows that open and close or some working ventilation system for air circulation in warm months. |
| | 22 | There must be at least two exits from the building. The second exit could be a window from the first or second floor or a back door. |
| | 23 | There must be a working smoke alarm outside every bedroom or sleeping area and there must be at least one working smoke alarm on each level of the unit. |



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| 24 | There must be a source of light in common halls and interior stairways. |
| 25 | All common areas, such as laundry rooms, pools and play areas, must be inspected for safety hazards. |
| 26 | If the unit's water is provided by a well, there must be a water test showing zero bacteria within the past 6 months or within 2 weeks after the inspection date. |
| 27 | <u>LIVING ROOM</u> There must be a minimum of two electrical outlets or one outlet and one permanent light fixture. |
| 28 | <u>KITCHEN</u> There must be at least one electrical outlet and one permanent light fixture. |
| 29 | There must be food storage space (cupboards or cabinets). |
| 30 | There must be food preparation space (countertops). |
| 31 | There must be a stove or range with an oven. The oven bake and broil elements must work. The burners must be free from electrical hazards. |
| 32 | There must be a refrigerator with temperature low enough to preserve food and a freezer space. |
| 33 | There must be a sink with hot and cold running water. The sink must have a gas trap. |
| 34 | <u>BATHROOM</u> There must be a window that opens, closes and locks OR a working exhaust vent. |
| 35 | There must be a flush toilet that works. |
| 36 | There must be a tub or shower and a sink with hot and cold running water. The sink must have a gas trap. |
| 37 | There must be at least one permanent light fixture. |
| 38 | <u>BEDROOMS/SLEEPING AREAS</u> There must be at least two electrical outlets OR one outlet and one permanent light fixture. |
| 39 | There must be at least one window in each bedroom. If the windows are designed to open, at least one window must be functional. |
| 40 | <u>OTHER ROOMS</u> There must be at least one electrical outlet or one permanent light fixture or light from a window. |
| | These are minimum standards |