

## **OTHER ROOMS (BEDROOMS, DENS, FAMILY ROOMS, ETC.)**

**WALLS** – Must be in good condition. All interior surfaces must be well maintained in good clean and sanitary condition. No peeling paint, loose plaster, rotten wood or defective surface conditions.

**CEILINGS** – Must be in good condition. There must be no large cracks or holes that allow drafts, or large amount of loose or falling plaster.

**WIRING** – Every habitable space in a unit shall require at least two separate and remote outlets. Broken or frayed wiring, missing cover plates or badly cracked outlets are not acceptable.

**FLOORS** – Must be in good condition. There must be no holes, cracks, missing or warped floor boards.

**WINDOWS** – Every habitable space must have at least one window that is easily openable, weather tight and in good sound condition.

## **OTHER ROOMS NOT LIVED IN (UTILITY ROOM, BASEMENT OR PORCH)**

These areas must be free from mechanical, electrical and security hazards. There must be no large holes in floors, ceilings or walls. Make sure all stairways are in a safe condition with handrails.

## **EXTERIOR PLUMBING AND HEATING**

**ROOF/FLASHING** – Must be sound, tight, and without defects that admit rain. Gutters and downspouts if installed must be in good condition and securely attached to the building.

**HANDRAILS** - Every exterior must have handrails or guards, which must also be maintained in good condition.

**WALLS/FOUNDATION** – Must be in good condition with no large holes or cracks that would let air get in.

**WATER/SEWAGE SUPPLY** – Must have an approved public or private water supply system and sewage disposal system.

**CHIMNEYS** – Must be maintained structurally safe, sound and in good repair.

**PLUMBING** – Pipes must be in good condition. There must be no signs of leaks or serious rust. Plumbing fixtures must be properly installed and maintained in a safe, sanitary and functional condition.

**ELECTRICAL EQUIPMENT** – Wiring and appliances must be properly installed and maintained in a safe and approved manner. Every habitable space must have at least two separate receptacle outlets. Bathrooms must have at least one receptacle. A laundry area must have at least one grounded-type receptacle. A public hallway, interior stairway, bathroom, kitchen, laundry room and furnace room must have at least one electric lighting fixture.

**MECHANICAL EQUIPMENT** - All mechanical equipment, fireplaces and solid fuel-burning appliances must be properly installed and maintained in a safe working condition and must be able to perform the intended function.

**WATER HEATER** – Must be properly installed and in good working order.

**HEAT** – Must supply sufficient heat from October 1 to May 15 to maintain the home comfortably warm during cold months.

**ALL EXTERIOR DOORS** – Shall have appropriate security locks.

**SMOKE ALARMS** - Smoke alarms shall be installed in the following locations:

1. In each sleeping room.
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
3. On each additional story of the dwelling, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

## INSPECTION INFORMATION

### LIVING AND/OR DINING ROOM

**CEILINGS** – Must be in good condition. There must be no large cracks or holes that allow drafts, or large amount of loose or falling plaster.

**WALLS** – Must be in good condition. All interior surfaces must be well maintained in good clean and sanitary condition. No peeling paint, loose plaster, rotten wood or defective surface conditions.

**FLOORS** – Must be in good condition. There must be no holes, cracks, missing or warped floor boards.

**WIRING** – Every habitable space in a unit shall require at least two separate and remote outlets. Broken or frayed wiring, missing cover plates or badly cracked outlets are not acceptable.

**WINDOWS** – Every habitable space must have at least one window that is easily openable, weather tight and in good sound condition.

### KITCHEN

**CEILINGS** – Must be in good condition. There must be no large cracks or holes that allow drafts, or large amount of loose or falling plaster.

**WIRING** – Every habitable space in a unit shall require at least two separate and remote outlets. Broken or frayed wiring, missing cover plates or badly cracked outlets are not acceptable.

**FLOORS** – Must be in good condition. There must be no holes, cracks, missing or warped floor boards.

**WINDOWS** – Every habitable space must have at least one window that is easily openable, weather tight and in good sound condition.

**STOVE AND OVEN** - If one or the other is present at the time of inspection they must be in proper working order.

**SINK** – Must be maintained in a sanitary, safe working condition with hot and cold running water.

**WALLS** – Must be in good condition. All interior surfaces must be well maintained in good clean and sanitary condition. No peeling paint, loose plaster, rotten wood or defective surface conditions.

### BATHROOM

**TOILET** – Must have a flush toilet that works.

**TUB OR SHOWER** – Every dwelling unit shall have its own tub or shower that shall be maintained in a sanitary, safe condition with hot and cold running water.

**SINK** – Must be maintained in a sanitary, safe working condition with hot and cold running water.

**CEILINGS** – Must be in good condition. There must be no large cracks or holes that allow drafts, or large amount of loose or falling plaster.

**WIRING** – Every habitable space in a unit shall require at least two separate and remote outlets. Broken or frayed wiring, missing cover plates or badly cracked outlets are not acceptable.

**FLOORS** – Must be in good condition. There must be no holes, cracks, missing or warped floor boards.

**WINDOWS** – Every habitable space must have at least one window that is easily openable, weather tight and in good sound condition.

**WALLS** – Must be in good condition. All interior surfaces must be well maintained in good clean and sanitary condition. No peeling paint, loose plaster, rotten wood or defective surface conditions.

**PRIVACY LOCK** – All bathrooms shall have a privacy lock.