



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.



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