

## **MOST COMMONLY FOUND INSPECTION FAIL ITEMS**

*(This is important information for you, the Landlord/Property Owner to avoid problems with the inspection process. This is not a complete list of all fail items).*

- < **ALL** interior and exterior painted surfaces must be intact. There must be no chipping or flaking paint. Owners must comply with all applicable state lead paint laws. In some cases Landlord may need a new **LOC** for their unit.
- < **ALL** first floor windows must have working locks. The second floor windows may also require a lock, if for instance a common porch is shared.
- < **ALL** electrical switches, outlets, fixtures, breakers and junction boxes **THROUGHOUT** the building must have proper covers.
- < A **GFI** outlet is required in the bathroom and kitchen if the outlet is **less than** 1 foot to the Right or the Left of the water source. If the outlet is located directly above the water source then a GFI outlet is required **regardless** of the footage.
- < Windowpanes must be intact. Sashes **MUST** open easily and remain in an up position. One window screen per room is required.
- < Any asbestos material must be in good repair. Crumbling or flaking asbestos must be enclosed or removed according to state regulations.
- < Hot water heaters & boilers must have pressure relief valves and overflow pipes extended to within 12" of the floor. This applies to all units in the building
- < The inspector must have access to the basement as the entire basement is subject to the inspection.
- < **ALL** stairways, interior and exterior with four or more risers, require handrails in good condition.
- < **ALL** porches and stairways above 30" require 36" handrails. If children less than six years of age reside in the unit, balusters should be no more than 6" apart.
- < Adequate lighting must be provided in **ALL COMMON AREAS** and **ALL EXTERIOR** stairways (including front & back door entrances), passageways and fire escape. The landlord is responsible for this lighting maintenance.
- < Exterior doors to the unit must be lockable, with a legal lock set.
- < **ALL** cellars require smoke detectors and a permanently wired light. Attics which tenants have access to **MUST** also have a light, handrails and smoke detector. Stairways follow the same regulations as listed above.
- < Fuel oil lines must be covered to meet code, so damages, which might lead to leaks, can be avoided.
- < Bath and kitchen floors must be sound and watertight. The perimeter of the floor must be watertight as well.
- < **ALL** flues that attach to chimneys must not have cracks or holes due to defective sealing compound. Chimneys cannot be defective in any way.
- < All tub surround caulking needs to be intact, sealed and free of mildew.
- < Working smoke detectors are required on each level of the unit.
- < Upon initial lease up owners must submit documentation from a licensed hot water/plumber contractor, utility contractor or local code inspector stating the heating system is in good operating condition. This documentation can be no more than 2 years old. If the heating certification is not available the owner has 30 days after the lease up date to provide the documentation. Failure to do so will result in withholding rent or contract termination. This is not applicable to electric heat.
- < All walkways need to be free & clear of debris without trip hazards.
- < Cap all unused washer stand- pipes & sewer drain pipes even if trap is present.

**Your compliance with the above will help reduce the incidence of unit failures and subsequent reinspection**

**and rental abatements.**