

## Inspection Information

1. Exterior property areas are clean, safe and sanitary. There should be no excessive garbage, old tires, etc. around the property. Grass, weeds, shrubs should be maintained. Adequate number of rubbish containers with lids is provided.
2. Smoke Alarms are installed, operational and properly placed. 1 smoke alarm in each bedroom, one smoke alarm in hallway outside of bedrooms (if 2 story) and on each story including basement. Recommended location is on the ceiling. If they must be on a wall, no closer than 4" to ceiling or further than 12" from ceiling. In the instance of construction taking place, smoke detectors must be hardwired.
3. Carbon monoxide detector at level of occupancy.
4. All Plumbing fixtures are safe, sanitary and free from leaks.
5. Unit(s) is provided with heat and capable of maintaining a stable 70-degree temperature from September 15<sup>th</sup> through May 31<sup>st</sup>. Unvented heat is not primary source.
6. Mechanical appliances (furnace, stove, etc.) are in working order. Gas service has black iron pipe supply lines through floor penetrations.
7. Electrical equipment, wiring and appliances are properly installed and maintained in a safe and approved manner. [Extension cords may not be used in place of permanent wiring. Electrical wiring and equipment shall be protected against excessive current by properly rated over current devices. Disconnect panel must be labeled.]
8. Unit is not over occupied (Minimum sleeping room requirement of 70 sq. ft. per occupant, with 50 sq. ft. per each additional occupant.)
9. Means of egress - A safe continuous and unobstructed path is provided from any point in the building. Required emergency sleeping room openings are provided and are operational. Bedrooms shall not constitute the only means of access to other bedrooms and shall not serve as the only means of egress from other habitable space.
10. Outside porches/decks 18" or greater in height must have 36" guards.
11. Stairwells have handrails. Handrail height is 34" to 38" and ends turn into wall or attach to newel post.
12. Driveway and parking area are hard surfaced (asphalt, concrete or stone) and in good repair. Parking is provided in side or rear yard only.
13. Electric outlets must not be exposed, no holes in walls or flooring coming up.
14. Tiles and grouting in bathrooms are in good repair.
15. Address numbers – Property is properly identified with numbers at least four inches in height and easily seen from the street by both pedestrians and drivers of vehicles.