

Housing Inspection Checklist

Exterior Items

These items must be available and maintained in good condition:

- Street numbers (visible from the street and in a contrasting color to the unit)
- Parking areas (free of unsafe or abandoned vehicles)
- Yards (no more than 6-inch-tall weeds/grass)
- Handrails on stairways of four or more risers and unprotected heights of more than 30 inches (e.g., porches, balconies)
- Trash disposal
- Fences (no missing parts, exposed nails or deteriorated paint)
- Exterior surfaces (no excessive chipping, cracking, chalking or peeling paint)
- Hot-water heaters (with a pressure-relief valve and a discharge line of galvanized steel or hard copper of the same diameter as the valve opening, directed downward 6–24 inches from the ground; indoor hot-water heaters should be vented to the outside or down 6–24 inches from an approved drainage outlet with safety dividers or shields)

Interior Items

General Interior Items

- Fully functional locks on all doors to outside and one key-free exit door with outside access (single-cylinder deadbolt locks recommended)
- No simple-bolt, double-cylinder deadbolt, barrel or hasp locks on outside of interior doors that prevent exiting from a room
- No large cracks, holes, deteriorated paint, leaks, air infiltration or serious structural defects on all ceilings/walls
- Sanitary floors with no large cracks, holes, torn carpet, buckling or severely chipped tile and no possible tripping hazards
- No missing/broken panes, large cracks or leaks on any windows; ability of all windows to close or stay open; permanently attached functional locks on all windows with outside access
- Weather stripping on windows and doors with draft gaps
- A properly fitted screen with no holes or tears on one opening window in each room
- A fully functional, sufficiently sized and properly vented permanent heating system
- No signs of mice, roaches or other vermin infestation
- One properly installed, fully functional smoke detector on each floor
- Fully functional appliances and fixtures
- Electrical switches and outlets with no cracked covers, missing plates, exposed fuse-box connections or wires in unsafe places
- If present, fully functional, on-track closet doors
- Fully functional outlets (if present, properly grounded or fully functional GFCI three-pronged outlets)

Kitchen

Sink

- A fully functional faucet with hot/cold running water that shuts off completely
- No leaking pipes or faucet
- A proper gas trap (p-trap or j-bend)
- No wall holes under the sink

Stove

- Fully operating burners
- No missing knobs
- Visible settings
- A fully functional oven that automatically lights (if gas)
- A door gasket in good condition
- Cleanliness (no grease in, on or around the stove)

Refrigerator

- A clean, fully functional refrigerator and freezer (e.g., doors, thermostats)
- Door gaskets in good condition
- A freezer door that latches closed (if freezer is inside the refrigerator)

Other Kitchen Appliances and Fixtures

- A fully functional garbage disposal
- A fully functional oven range vent hood
- A fully functional dishwasher
- Properly secured kitchen cabinet doors
- Kitchen cabinet drawers that slide freely
- Clean floors, sinks, countertops and cabinets
- Floors and countertops in good condition

Living Room

- A fully functional front-door lock
- Fully functional, permanently attached locks on all windows (if accessible from outside)
- At least one window that can stay open or closed

Bathroom

- A clean bathtub, toilet, tile, walls, floor, vanity, mirrors, medicine cabinet and sink
- No rust or mildew
- Adequate ventilation—properly operating fan or a window that opens
- A fully functional, permanently attached lock on window (if accessible from outside)
- A properly flushing toilet
- Stable drains with no blockage or leaks
- Hot/cold running water in the bathtub and sink
- Leak-free pipes and faucet
- A proper gas trap (p-trap or j-bend)
- Properly installed towel bars, toilet paper holders and soap dishes (absence of these items is not a fail item, but it will be noted on the inspection report)
- A fully functional light fixture

Bedroom

- At least one window that can open in each bedroom
- A fully functional, permanently attached lock on all windows (if accessible from outside)
- No windows that are painted shut
- If installed, at least one set of iron bars with fluid-motion, quick-release capability in each bedroom
- At least 70 square feet of floor area in all bedrooms