

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

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

- **ALL interior and exterior surfaces must be intact. There must be no chipping or flaking paint if children less than six years of age reside in the household. Owners must comply with all applicable state lead paint laws. In some cases the Landlord may need a new Letter of Compliance for their unit.**
- **ALL first floor windows must have window 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.**
- **Window panes 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 6" of the floor. This applies to all units in the building.**
- **The entire basement is subject to the inspection. No exclusions, the inspector must have access to the basement.**
- **ALL stairways, interior and exterior with steps with four or more risers require handrails that are in good condition.**
- **Adequate lighting must be provided in ALL COMMON AREAS and ALL EXTERIOR stairways (including front and back door entrances), passages and fire escapes. The landlord is responsible for this lighting maintenance.**
- **Exterior doors to the unit must be lockable with a legal lock set.**
- **ALL basements require smoke detectors and a permanently wired light. Attics, where tenants have access, must also have a light, handrail 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 which 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, and in each bedroom if unit is large.**
- **All walkways need to be free and clear of debris and without trip hazards.**
- **Carbon Monoxide Detectors in each finished level.**