

#	Checklist	Additional Details on Standard, As Needed
Exterior and Interior		
1	Walls and floors, including on stairs, porches, or attached decks, are free of major structural defects (e.g., holes, rotten materials, leaning, or collapsing)	Major structural defect means a condition that causes the wall or floor to be unstable or unsafe.
2	Handrails installed for all stairs with four or more risers and guardrails installed on porches.	Handrails and guardrails must be installed securely and unbroken.
Exterior		
3	Roof, exterior walls, and gutter /downspout system do not allow entry of rain or snow.	N/A
Interior		
4	Gas and electric utilities are on and properly functioning.	Properly functioning includes no gas leaks and successful delivery of gas and/or electricity to appliances.
5	Heating system is operable and can provide a minimum of 68 degrees.	Heating system must be capable of reaching 68 degrees and, if heating is not controlled by tenant, maintained at that temperature at a minimum.
6	Electrical system is in proper working order, with no exposed wires and cover plates on all switches/plugs.	Proper working order means electricity is delivered to light switches and outlets, and circuit breakers are installed.
7	Smoke and carbon monoxide detectors are installed and working.	Detectors are installed to manufacturers specifications and working properly.
8	Water supply is operable, provides hot and cold water, and hot water has minimum temperature of 110F and max of 140F.	Operable water supply means that water reaches fixtures at a pressure sufficient to be usable
9	Plumbing fixtures (i.e., sinks, toilet, tub/shower and water heater) are working properly, drain, and do not leak.	Work properly means that sinks and tubs/showers provide water from the faucet and that water drains; toilets flush and refill; and the water heater is vented correctly to prevent back drafting.
10	All rooms have proper egress , including attics or basement used for habitation.	Proper egress means that occupants can exit the building and that at least one window in each bedroom does not have fixed bars.
11	All windows that are designed to open are in working condition and have locks.	Working condition means that the window can be opened without damage or excessive force required.
12	All entry doors into individual dwelling units have a working lock.	Working lock means that the door can be locked and unlocked without malfunctioning or requiring excessive force.
13	Buildings and structures are free from infestation by rodents or insects.	Infestation includes any presence of rodents within a residence; rodent burrows or significant numbers of rodents in exterior structures; any presence of bedbugs or roaches in a residence; or unusual or significant numbers of other insects in a residence.
14	Floor, walls, and ceilings are in sanitary condition, with no evidence of fungus-like substance or sewage.	Sanitary condition means no evidence of mold or other contaminants, or refuse.
15	No deteriorated paint or bare soil	- Deteriorated paint includes any chipping or peeling paint. Except that small amounts of deteriorated paint, less than 20 sq. ft. on the exterior or 2 sq. ft. in each interior room, are not a violation. - Bare soil means any soil uncovered by grass, mulch, or other landscaping within the roofline of the house