

## MAJOR ITEMS OF CONCERN DURING A HOUSING INSPECTION

1. **Exterior Protection:** The exterior of the building will be checked to determine its condition. Violations include, but are not limited to, peeling paint, deteriorated roofing, chimney (including re-pointing), windows/screens, exterior steps, handrails, fire escape structure/painting (fire escapes must be clear of rust and painted), gutter and downspouts, accessory structures, foundation, and land use issues.
2. **Premises Identification:** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. The numbers shall be Arabic numerals and be not less than 4 inches.
3. **Garbage and Combustible Materials:** Accumulation of combustible materials and garbage on the premises, that is deemed a life-safety/health hazard to you and/or other occupants of the building, is a violation and must be removed.
4. **Interior protection:** Interior walls, floors, and ceilings must be in good condition. Mold, peeling paint, loose/cracked or broken drywall, drywall seams that are not taped, pipe penetrations that are not sealed, broken or missing outlet covers, and other deteriorated finishes or penetrations that will contribute to the rapid spread of fire and smoke must be repaired. Windows and doors must operate as designed. Windows must be able to hold position when opened.
5. **Windows and door locks:** Locks are required on each window and exterior door. Double key type locks and hasp type locks are not permitted. Window locks shall operate without the use of a key or special knowledge.
6. **Emergency Escape:** Windows and other openings required for emergency escape from the building must be in good condition and in good working order. Escape openings must be clear of obstructions that inhibit access to the escape from the required opening. Required signage must be maintained and visible.
7. **Infestation:** Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved process.
8. **Stairs:** Steps and stairs must be in good condition and must be equipped with graspable handrails and/or guardrails that are properly attached. Open portions of stairs, where walking surface is (30") thirty inches or more above the floor or grade or have (4) four or more risers, require guards and graspable handrails. Stairs with side walls require one handrail located between 34" and not more than 38" measured above the stair nosing. Stairs must be maintained clear of items and obstructions for safe passage at all times.
9. **Smoke Detectors:** Smoke detectors are required to be installed and maintained in each sleeping room, in the immediate vicinity outside the sleeping rooms, and on each story of the dwelling including basement and cellars.
  - Flat ceilings: Locate a minimum of 4" from the wall.
  - Peaked ceilings: 36" max horizontally from peak and 4" min vertical from the peak.
  - Sloped ceilings (greater than 1:8): locate 4"-36" from wall.
  - Wall Mounting: 4" minimum from ceiling and 12" maximum from top of detector.

- 10 Carbon Monoxide Detectors:** If your building contains a fuel-fired appliance, solid fuel appliance, fireplace, or an attached motor vehicle area, a carbon monoxide detector is required to be installed as follows: (1) Carbon monoxide detector must be installed in each sleeping unit or dwelling unit that is on the same story as a carbon monoxide source. (2) Within a multi-story dwelling unit: a carbon monoxide detector must be located on the lowest floor level containing bedrooms, in the immediate vicinity of the bedroom(s), and on each level containing a carbon monoxide source. See the manufacturer's instructions for installation instructions and prohibited locations.
- 11 Mechanical Appliances:** Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances, and water heater appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
- 12 Clothes Dryer Exhaust:** Clothes dryer exhaust systems shall be independent of all other systems and shall be exhausted outside the structure in accordance with the manufacturer's instructions (if something else other than metal duct is used you must show the inspector the manufacturer instructions allowing such duct).
- 13 Emergency Lighting and Illuminated Exit Signs:** Buildings containing three or more dwelling units or units containing 6 or more boarders, that exit into a common hallway/corridor and require two or more means of egress, are required to have emergency lighting and exit signs.
- 14 Fire extinguishers:** Fire extinguishers are required to be installed in buildings classified as multiple dwellings. (Buildings containing three or more dwelling units or units containing 6 or more boarders) Fire extinguishers shall have a minimum of 2-A rating and be located as follows
- Within each apartment that exit directly to the exterior.
  - On each floor and within 75 feet of the most remote area of a unit.
  - On the egress path and/or be located in common hallways near entrance or exit doors.