

Housing Inspection Checklist

BUILDING-EXTERIOR

1. Broken windows.
2. Damaged or leaking roof gutters and/or conductors
3. Defective chimney above roofline.
4. Rotted, broken or missing steps or porch members
5. Rusted, rotted or otherwise defective fire escapes, including access deficiencies.
6. Debris, rubbish or junk, including junked automobiles in yard.
7. Dilapidated sheds or garages on property.
8. Badly cracked or bulging masonry.
9. Deterioration of wood trim, etc.

BUILDING-INTERIOR

1. Loose or missing plaster in apartments, corridors or halls.
2. Defective interior stairs, handrails, etc.
3. Broken floor, roof or ceiling joists.
4. Evidence of leaking roof.
5. Defective or missing fire doors, hardware, fusible links, etc.
6. Obstructed corridors leading to exits.
7. Living quarters in basement area.
8. Combustible construction or materials located near heating equipment.
9. Defective vent pipe on water heater or furnace.
10. Storage of combustible materials in basement, cellar or attic.
11. Defective or rotted flooring, particularly in kitchens and baths.
12. Peeling paint.
13. Damaged plaster, drywall or bath tiles.

PLUMBING

1. Drain stoppages.
2. Leaking pipes.
3. Leaking or defective fixtures.
4. Inoperative flushing mechanisms in water closet tanks.
5. Leaking water closet tanks.
6. Broken fixtures.
7. Leaking piping if over ten (10) feet in length.
8. Gas-fired water heaters located in bath or toilet rooms.

ELECTRICAL

1. Lamp cords must hang free instead of over nails or other metallic obstructions.
2. Lamp cords shall be completely intact and free from signs of wear.
3. Cords under rugs are not approved.
4. Electrical cords through doorways are not approved.
5. Electrical cords fastened to woodwork are not approved.
6. Smoke detectors shall be operable, able to be tested, attached to a ceiling and have covers attached.
7. Light bulbs should be free from contact with clothing, walls, hangers, or any combustible materials.
8. In basement, check for makeshift “do-it-yourself” wiring additions, such as wiring below joists and lamp cords used for permanent wiring.
9. Fuse boxes and panels shall be accessible and free of dust and dirt.
10. Check for sufficient wall receptacles, at least two (2) per habitable room.