

# Housing Inspection: Most Commonly Found **Fail** Items

**The following is a list of most commonly found items that result in a failed inspection. This 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 bases 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.
- Window panes must be intact. Sashes must open easily and remain in an up position. One window screen per room 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 and boilers must have pressure relief valves and overflow pipes extended to within 6” of the floor. This applies to all units in the building.
- Entire basement is subject to inspection. No exclusions, the inspector must have access to the basement.
- Handrails required where there are four or more steps inside or outside the building.
- Functioning smoke and carbon monoxide detectors in all finished levels.
- A window or a working ventilation fan in the bathroom.
- Bath and kitchen floors must be sound and watertight. The perimeter of floor must be watertight.
- All tub surround caulking needs to be intact, sealed and free of mildew.
- Weather-tight, caulked doors and windows
- Plumbing that is free of leaks.
- Heat must be operational between September 15 and June 15 at a minimum of 68 degrees. Hot water must be functional and between 110-130 degrees.