

## **Life and Safety**

- Functioning/operable smoke detectors in each bedroom (or other room used for sleeping), in the hallway(s), outside the bedrooms and on each level.
- Carbon monoxide alarms installed in units with fuel burning appliances and/or attached garage as per manufacturer requirements.
- All fuel burning equipment in good repair and in safe condition, properly installed and connected to chimney or vents.
- Water heater and furnace clearance at least 3 ft. away from boxes, "junk" or other flammable materials.
- Water heater must have a temperature and pressure-relief valve properly installed. The T&P valve should discharge via an approved pipe routing to the outdoors.
- All exits must be free from obstruction inside and outside (personal belongings, junk, shrubbery, etc.).
- All exterior doors must be able to lock and unlock from the INSIDE without using a key or special knowledge. No double keyed cylinders for deadbolt locks are allowed. All deadbolt type locks MUST have a THUMB style lever.
- All rooms used for sleeping must have 2 means of egress. (at least 1 window and 1 door).

## **Doors / Windows**

- All exterior doors open and close easily and weather tight.
- All windows designed for such, open and stay open.
- All windows close and lock. Windows must be weather tight.
- No broken or cracked glass in windows.
- All burglar bars on windows must have safety release lever to open from inside.

## **Walls / Ceilings / Floors**

- Walls, window sills, and ceilings clean and clear from peeling paint or wallpaper.
- Floors must be structurally sound.
- Flooring (carpet, vinyl, wood, etc.) should be clean and in good condition. Thresholds in place, no rips or other trip hazards. No missing tiles; No exposed subflooring (plywood or concrete).
- All light fixtures have proper globes/diffuser covers installed.
- Must have light fixture in hallways, stairways, laundry rooms, and furnace rooms.
- Ever set of stairs with more than 4 steps requires proper handrail on at least 1 side.
- Handrails and other railings must be firmly attached with no loose or missing spindles.

## **Heating / Plumbing / Electrical**

- all GFI outlets in proper working condition. Outlets in kitchen and bathrooms GFI protected.
- All bathrooms have a working exhaust fan or operable window.
- Main electrical service panel (breaker box) and any sub panels have proper covers.
- All outlets and light switches have covers.
- All bathrooms have at least 1 outlet and all other rooms have at least 2.
- All taps run (hot and cold) and all toilets flush. Plumbing is properly vented.
- No faucets visibly dripping and no leaking pipes (above grade).

### **Exterior**

- Posted address front and rear with numbers clearly visible from street or alley. (minimum 3 inches high)
  - Yard maintained. Grass/weeds no higher than 12 inches.
  - All rubbish stored in appropriate containers and removed on a regular basis.
  - Siding, brick, paint free of chips and overall signs of deterioration.
  - Roof and chimneys in good condition with no leaks.
  - No overhanging limbs over street / alley less than 14 ½ feet clearance and over sidewalk less than 8 feet clearance.
  - Foundation in good repair. No cracking, deterioration, or missing piers.
  - Mobile homes: skirting in good condition with access panel.
  - Gutters and down spouts free of debris and directing water away from structure.
  - Premises free from trash, debris, tires, infestation such as insects, rats, and/or other vermin.
  - All vehicles must have current inspection, registration, have air in the tires and be in operable condition.
  - Accessory structures (detached garages, sheds, fences, retaining walls, etc.) should be structurally sound and in good repair.
  - All vehicle parking should be done in garage, driveway, or paved areas. Vehicles should never be parked on unpaved surface.
  - Stagnant water – swimming pool, or other. Property must be maintained free of stagnant water. Swimming pools must be maintained with sufficient clarity to permit a distinct view of the main drain from outside of the pool, must be free of scum, sediment, dirt, slime, algae, and all foreign matter.
- Trash placed out no earlier than 6:00 pm the night before scheduled pick up. Trash must be properly bagged and any loose trash after pick up must be removed.