

HOUSING CODE CHECKLIST

Kitchen

- Sink: large enough to wash dishes; drains properly and does not leak
- Lights: one wall outlet and one electric fixture
- Adequate ventilation
- Appliances up to date and in working order

Bathroom

- Toilet: free of leaks, in working order
- Sink or wash basin: free of leaks
- Bathtub or shower: free of leaks
- Lights: one electric light fixture
- Adequate ventilation
- Walls: from floor to four feet, made of non-absorbent, easily cleaned material, i.e., tile

Water

- Enough hot and cold water for ordinary use, even when others in the building are using it
- The owner is responsible for hot water heating bills unless the tenant signs a written agreement stating otherwise.
- Heating equipment in good working condition (must heat to at least 120 degrees Fahrenheit).

Heating

- Adequate to keep every room at 68 degrees F during the day and at 64 degrees F during the night between September 15 and June 15
- The owner is responsible for the heat and heating bills unless the tenant signs a written agreement stating otherwise
- Heating equipment in good working condition
- Space heaters, if there are any, must be properly vented to the outdoors

Electricity and Wiring

- For each room: two separate outlets, or one outlet and light fixture (except kitchen and bathroom)
- Electric light fixture in:
 - Laundry
 - Pantry
 - Hallway
 - Stairway
 - Closet
 - Storage area
- No temporary wiring
- No wiring under rugs or passing through doorways

Paint

- No lead paint may be used inside the apartment or outside the building
- Landlord must remove all lead paint, peeling and non peeling, within reach of children

Door Locks (in buildings with four or more apartments)

- Lock on every outside door
- Doors should have dead bolt lock, chain lock, and peephole
- Ask landlord if he or she has changed the locks
- In common entryway, one self-closing, automatic-lock door with electric buzzer system

Ventilation

- Adequate ventilation (window or mechanical) for every room

Safety

- Two exits
- Working smoke detectors with batteries
- Working carbon monoxide detectors

Trash

- Enough garbage cans and covers (the landlord must provide them if three or more families live in the building)

Infestation/Pests

- Landlord is responsible for the extermination of pests in buildings containing two or more units. Extermination includes sealing all means of entry, eliminating any harborage areas and food sources and cleaning and disinfecting all affected areas

Structure

- Owner must maintain:
 - Foundations: watertight, rodent-proof, in good repair
 - Floor: free of holes, cracks, or bulges
 - Walls: free of cracks, leaks, and stains
 - Ceilings
 - Roof
 - Doors and windows: watertight, no drafts
 - Staircases: stable, with handrail
 - Porch: with railing, if over three feet off the ground

In General

- Rat-proof
- Watertight
- In good repair
- Owner may not turn off water, heat, electricity, or gas, except during actual repairs