



## **FREQUENT FAIL ITEMS TO CHECK**

The items listed below frequently cause a living unit to fail inspection. Checking these areas ahead of time will greatly improve the unit's chances of passing inspection on the first attempt.

**Utilities Must Be On – You Must Have A Trash Can With A Lid or Unit has a Dumpster.  
You**

**Must Have A Stove And A Refrigerator.**

### **Poor Housekeeping habits can prevent your unit in passing an inspection!**

1. Secure electrical connection at the body of the garbage disposal.
2. Secure electrical connection at the body of the hot water heater.
3. Missing and/or broken outlet and light switch plate covers. Please check all outlets and switches. If you need assistance in fixing them, contact your Landlord.
4. Electrical baseboard heaters loose from the wall.
5. ALL stove burners and the oven must function, all adjustment knobs must be present.
6. Unsanitary food preparation surfaces and hygiene areas.
7. Refrigerator must be of adequate size for family and capable of maintaining temperature low enough to keep food from spoiling.
8. Refrigerator door gaskets should be in good condition and the freezer should close properly, no ice build up. If the freezer won't close to the normal position, it will fail.
9. Any peeling paint in or on a unit built before 1978; if the tenant has a child under 6 years of age, it will fail.
10. Wiring left exposed under the sink with no disposal.
11. Non-locking doors or windows that are accessible. (Dowels made to fit are acceptable.)
12. Broken or cracks in windows, light fixtures, and other cutting hazards such as a sharp chip broken off the toilet tank lid.
13. Any exposed wiring.
14. Hot water heater needs pressure relief valve and the discharge line is no shorter than 6 inches from the floor.
15. Faulty steps or railing.
16. Decks/Balconies/Porches 30 inches above the ground are required to have perimeter railings.
17. Handrails are required when four (4) or more steps (risers are present).
18. Bathrooms must have a window that opens or a working fan.
19. Excessive debris of any kind in or out of the unit.
20. Infestations of varmints (rats, roaches, etc.).
21. Serious water leaks (plumbing/interior ceilings).
22. FOR MOBILE HOMES: tie downs are required.
23. Missing breaker in the electrical panel.
24. Laundry dryers in units must be vented to the outside of the unit.
25. Front/Back doors/windows without a tight seal, allowing drafts to enter the unit.
26. Working smoke detectors on each floor of the unit.

