

RESIDENTIAL RENTAL INSPECTION PROGRAM

Electricity

All outlets must be present and where required installed on the baseboard, wall, or floor of the room. Both the outlet and the light must work properly. GFCI properly installed.

Electrical hazards

There is no broken wiring, non-insulated wiring, improper types of wiring, connections or installation, wires lying in or located near standing water or other firm support or fixture. Missing cover plates on switches or outlets, badly cracked outlets, exposed fuse box connections overloaded circuits. Stove hood/filter and fan are working properly.

Plumbing

All drains must drain properly. The sink must be permanently installed. Must have hot water. All vents and traps are free from leaks, and Electric vent fans must function. The toilet must be in working order, properly sealed, and free of clogging. Unit/House is free from leaks.

Heating

Must provide adequate heat meaning that the heating system can deliver enough heat to assure a healthy environment in the unit. Portable electric room heaters or portable kerosene units are not acceptable as perinate heat. The heating system must be properly installed and in working order.

Water heater

Must be installed correctly and in working order. The location must be free of clutter and easily accessible. Must have a temperature-pressure relief valve and discharge line.

Water supply

Units must be connected to the town water and sewer system.

Doors Windows stairways, and hallways

Stairs are free from loose, broken, or missing steps. The handrail is securely installed and present.

Smoke Detectors

Must present and be in working order, and in all sleeping rooms.

The structure

Foundation, decks, and balconies are in good solid condition free from hazards. Roofs, gutters, downspouts, and lighting are in working order and in good condition free from leaks. Solid Core doors are installed at the entry of the unit. All doors open and shut correctly and are equipped with deadbolt locks and passage door locks with deadlocking latches. All locks work. All exits are clear from obstruction and EXIT signs are in working order. Exterior lighting is in good working order.

Windows

Windows are equipped with proper locking devices. Windows are operable. Screens are intact.