

## Commonly Failed Items

Below is a list of items that routinely fail inspection. Tenants and landlords are urged to go through the unit and check for these items prior to the scheduled inspection. This will help prevent failed inspections and promote successful inspections. \*Please note this is not a complete list of the items that are required for inspection. The result of an item passing or failing is at the sole discretion of the inspector. If you have any questions contact your inspector and they will be happy to answer any questions.

**Exterior Doors** - Must be secure, need to seal when closed (should not see light around door), and cannot have double keyed dead bolts.

**Windows** - Must have working locks, glass must be secure in frame, have screens, be crack free (small cracks may be repaired, but will be passed upon inspector's discretion). You must have an operable window in each bed room, any window designed to open must. There must be one window/door per room that is not blocked in case of emergency.

**GFCI's** - All outlets along the countertop surfaces must be GFCI. Outlets on the exterior of the house must be GFCI and have a cover.

**Water Heater** - Must be in working condition, free of rust (minor rust may be passed at inspectors discretion), must be free of leaks, have a pressure relief valve (which also must have a 3/4" pipe leading outside or to a drip pan with 3" between the bottom of the pipe and the bottom of the drip pan).

**Air Conditioning** - Air conditioning should work as it is designed to, should be free of leaks and needs to be adequate. For home's that have window/wall units, they need to be properly sealed around. Window/wall units that are not working must be removed / replaced.

**Heating** - Central heating should work as it is designed to. For homes that have window/wall units that have heat, make sure that the BTU size is adequate, there are many ways to find this out online. Other heat sources must be permanently attached to the home, such as a wall heater.

**Breaker Boxes** - Panel covers need to be attached. Any open spaces for breakers need to have blank plates (not tape)

**Stoves** - All burners should work, along with oven and broil. Burner drip pans and oven must be cleaned; if drip pans cannot be cleaned, they need to be replaced (this is a tenant responsibility). If the stove has a hood, it must be working and free of rust.

**Fridge** - Gasket's need to seal completely must be clean, temperatures must be adequate, and there should be no rust on or inside the fridge.

**Tubs/showers** - Must be free of rust and peeling paint, tile walls need to be sealed with caulk/grout, diverter needs to work properly, and any mildew needs to be cleaned. Water needs to drain properly.

**Ventilation** - Bathrooms must have a working ventilation fan or window.

**Cleanliness** - The home does not need to be spotless, we understand it's lived in, but the home needs to be organized and clean. Carpet needs to be cleaned if it's stained/dirty.

**Smoke Detector** - You must have a minimum of one smoke detector per floor, which needs to be near the sleeping area. If bedrooms are on opposite sides of the home, you will need one near each sleeping area.

**Please check your battery as non-working smoke detectors will result in a 24hr re-inspection.**