



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.

BATHROOM

Toilet – free from leaks.
Sink or wash basin – free from leaks
Bathtub or shower – free from leaks
Lights – one electric light fixture
Adequate ventilation
Walls – from floor to 4 feet, made of non-absorbent, easily-cleaned material (like tile)

WATER

Enough hot and cold water for ordinary use. The owner is responsible for hot water heating bills unless tenant signs indicating otherwise.
Hot water heater in good working condition. (Must heat to 120 degrees F.)

HEAT

Adequate to keep every room at 68 F during the day and 64 F at night.
Owner is responsible for heat and heating bills unless tenant signs otherwise.
Heating equipment in good working condition.
Space heaters, if any, must be properly vented to the outside.

ELECTRICITY & WIRING

For each room – 2 separate outlets, or one outlet and lighting fixture (except kitchen and bathroom).
Electric light fixture in: laundry, hallway, closet, pantry, stairway, storage
No temporary wiring.
No wiring under rugs or passing through doorways.

VENTILATION

Adequate ventilation (window or mechanical) for every room.

SAFETY

2 exits

GARBAGE

Enough garbage cans and covers – the landlord must provide them if three or more families live in the building.

RATS AND ROACHES

No rats and roaches. The landlord must exterminate them when found in more than one apartment or when his improper maintenance has caused them to exist.

STRUCTURE – Owner Must Maintain:

Foundations – water-tight, rodent proof and in good repair.
Floors – free of holes, cracks and bulges
Walls, Ceilings, Roof
Doors and Windows – water-tight, no drafts.
Staircases – stable with hand rail.
Porch – with railing, if over 3 ft off ground.

NO lead paint may be used inside apartment or building. After Jan. 1, 1973, no lead paint inside or outside. Landlord must remove all peeling lead paint and all non-peeling lead paint in reach of children.

IN GENERAL

Rat-proof, water-tight, and in good repair
Owner may not turn off water, heat, electricity, or gas, except during actual repairs.

DOOR LOCKS (In buildings with four or more apartments)

Lock on every outside door
In common entryway, one self-closing, automatic lock door with electric buzzer system