

## Tenancy Law Inspection Items

### Smoke/CO detectors:

- a. A smoke detector is required inside every sleeping room, outside every sleeping area and at least one on every story including finished basement and habitable attic.
- b. CO detector is required outside every sleeping area.
- c. CO detector is required on every story that has a fuel fired appliance, sleeping area and motor vehicle related occupancy.

### Safety Items:

- a. Verify stairs have railings, treads are in good condition, no broken windows and each bedroom has at least one window that opens.
- b. Check porch railings for adequacy.
- c. Check heating unit exhaust for leaks, condition of pipe, wiring, missing cover panels and oil or gas leaks.
- d. Check oil tank to verify that the fill and vent are metal and exhaust to the outside.
- e. Check breaker or fuse panel for visual problems. Ensure labels are present.
- f. Verify all outlets at the kitchen and bathroom counter are GFCI protected.
- g. Verify common hallways have working lights.
- h. Verify apartment numbers at each entrance to the apartment.

### Health Items:

- a. Check the attic, basement and yard for rubbish or garbage.
- b. Verify carpets are acceptable.
- c. Verify that the water meter has a wired outside reader connected to it.

### Junk Cars:

- a. Verify that there are no junk/unregistered vehicles on the property.