

## ACHA / HCVP

### WHY UNITS FAIL INSPECTION (INITIAL & ANNUAL)

#### EXTERIOR ITEMS:

- Flaking/peeling paint anywhere on unit/Det Garage (with a child under 6)
- Rotted/damaged porch flooring, stairs & handrails
- Missing handrail on stairs with 4 or more risers
- Missing fence/guardrail on steep grades/slopes & walls/drop-offs over 30"
- Rotted box gutters, soffit-fascia & downspouts
- Roof leaks (evident on interior water damage)
- Concrete that causes a trip hazard on sidewalks/stairs
- Foundation leaks, crumbling. Loose/missing brick
- Condition of yard-Leaning walls, debris/garbage. Over grown foliage

#### INTERIOR ITEMS: Windows, walls, ceilings & floors

- Cracks/holes on walls/ceilings (water damage) (child under 6)
- No flaking/peeling paint – walls/ceilings (water damage) (child under 6)
- All windows must have operable locks & work as intended
- Missing handrail on stairs with 4 or more risers
- No rotted wood on sashes, frames
- No cracked or broken glass
- Must have working sash ropes, chains on both sides
- Doors-No holes, cracks. Must have operable door knob/lock-set
- Floors-Must be suitable. No torn, frayed carpeting
- No cracked missing floor boards, tiles or damaged linoleum

#### ELECTRICAL:

- Code wiring (NEC)
- No floor outlets
- No exposed wiring, open junction boxes, missing breakers (no missing switch/outlet cover plates)
- No extension cord outlets-lamp cord wiring

#### FURNACE/HW-TANK:

- Properly vented & must be in good operable condition. Sealed flue pipes
- Heat source in all rooms. No portable heaters

#### FIRE SAFETY:

- Fire exits (2<sup>nd</sup> means of egress) required for Apartment Buildings with 3 or more floors

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24 HOUR FAILURES EMERGENCY / LIFE THREATENING

- No working utilities – Water, Gas, Oil Heat or Electric
- Missing/Non-working Smoke Detectors on any level (1 required on each level)
- Missing/Non-working Carbon Monoxide Detectors when required
- Inability to maintain adequate heat from heat source
- Major leaks to Plumbing or Heat source
- Broken or missing locks on 1<sup>st</sup> floor doors/windows (that allow entry)
- Broken windows/doors that allow weather elements into unit
- Exposed wiring resulting in shock or fire
- Open/missing breakers in panel. Missing panel covering
- Electrical outlets smoking or sparking
- Unusable toilet when only 1 toilet is present in unit
- Raw sewage or standing water present (in basement)
- Major roof leaks
- Other conditions which pose an immediate threat to health & safety