

Commonly Failed Items	YES	NO	N/A
Units must be in rent ready status only. "Rent ready" status is defined as a unit that is ready for immediate move-in; for example, by having all utilities on, a working stove/refrigerator, no trash/debris on site, and working heating equipment.			
Are painted surfaces free of defective paint or adequately treated? If unit was constructed before 1978 and will be occupied by child under 6, it must be lead safe.			
Stove/Refrigerator must be clean and in working order (no missing kick plates, burner control knobs etc.).			
Bathroom must have operable fans or ventilation.			
Cooling System, if provided, must be functioning properly.			
Heating System must be functioning properly regardless of the time of year.			
Electric, plumbing, and gas services must be operating in a safe manner and present no danger to occupants; for example; no exposed wires, plumbing leaks, gas leaks, missing P-traps, etc.			
All windows must have working locks or a permanently attached locking device.			
All windows must be in good working condition and able to remain open. Window pane(s) cannot be missing, broken, or cracked (cutting hazard).			
Smoke detectors are required in all bedrooms and adjacent hallways.			
The hot water heater tank must have a temperature pressure relief valve with downward discharge pipe.			
Floor covering cannot be torn nor have holes/cracks that can cause a tripping/cutting hazard.			
Stairs and railings must be secure.			
Carbon Monoxide detectors are required for units that have an attached garage, fireplace or gas heater or appliance. Two story homes should have a carbon monoxide detector installed on both stories of the home.			
Deadbolts should not be placed on interior doors.			
Handrails are required with four or more consecutive steps.			
A railing is required on unprotected heights (30 inches or higher above ground) such as around stairwells, balcony, walkways, etc.			
There must not be any trip hazards such as gaps/cracks greater than ¼ inch on sidewalk, walkways, driveways, common areas, etc.			