

**Gastonia Housing Authority
Section 8 Inspection Checklist**

Grounds

Fail	Item	Fail List
	Free of construction and/or hazardous debris	
	Yard is free of holes and tripping hazards	
	Yard properly graded for drainage such that standing water is not evident.	
	Grade sufficient to provide positive drainage away from foundation	
	Exterior fuel storage tanks maintained is in a safe condition, not rusted, deteriorated or in danger of falling over. If tank not used it must be removed from premises	
	All Vehicles are operable and have current license plates and inspection stickers	
	All tree limbs are trimmed away from the structure	
	Fencing – Gates, fencing and posts are secure without sharp objects and defects	

General

Fail	Item	Fail List
	Electrical service supply and disconnect adequate to carry load, minimum 100 amps	
	All utilities turned on – water, gas, electric	1
	All appliances operable – stove, refrigerator, dishwasher (if supplied)	10 22 23
	All heating equipment is adequate and able to maintain 68 degrees in each room	
	Water heater –T&P valve discharge piping same size as T&P valve and terminating within 6” of floor.	17
	No exposed electrical wiring at water heater or other interior or exterior locations	
	All sewer and drain lines working – kitchen sink, bathtub, toilet, etc.	
	Adequate garbage disposal. Maximum of 30 gallon capacity for any garbage container	
	Exterior and interior of property clean and sanitary	
	No portable kerosene heaters in unit, unvented space heater used for secondary heat source only	
	Smoke detector is present on each floor	5
	Smoke detector mounted in hallways adjacent to sleeping quarters	5
	No mold or mildew present	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified and accessible	
	Clothes dryer is vented to the outside	
	All light fixtures and receptacles installed in wet or damp locations are weatherproof	
	Handrail present on one side of steps with 4 or more risers at all locations on property	
	Windows not painted shut	4
	Window sash remains in a raised position on its own as to allow safe egress to the outside	
	Door latches and striker plates are secure, in good condition and operable	13

Exterior

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical outlets – GFCI protected receptacles required and in working order, securely fastened	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	No cracked or missing electrical receptacle or switch plates	3
	Porch and exterior lighting properly working	
	All light globes installed	2
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	All light fixtures and receptacles installed in wet or damp locations are weatherproof	
	Plumbing	
	Faucets are secure and free from drips and leaks.	
	Roof Condition	
	Roof is in good repair and free from leaks	
	Gutter and downspouts are sound and secured to prevent hazard	24
	Foundation	
	Foundation vents missing or foundation vent screening missing or damaged	8
	Holes or cracks in foundation	12
	Doors	
	Front door – weather tight with operable lock and no double cylinder locks. Free of obstructions to egress	
	Front storm door – all components present and operable	20
	Back door – weather tight with operable lock and no double cylinder locks. Free of obstructions to egress	13
	Back storm door – all components present and operable	20
	Side door – weather tight with operable lock and no double cylinder locks. Free of obstructions to egress	20
	Side door – weather tight with operable lock and no double cylinder locks. Free of obstructions to egress	20
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	18
	No mold or mildew present	
	Window sash remains in a raised position on its own as to allow safe egress to the outside	
	Storm windows have all components and in operable condition	
	Stairs, Handrails, Guardrails, Steps	
	Stairs safe, in good condition and capable of supporting maximum load under normal conditions	
	Guardrails/handrails – installed, structurally sound and no opening greater than 4” on guardrails	
	Handrails are present where there are 4 or more risers	14
	Guardrails 36 inches high	
	House numbers installed and visible from the street	25
	Chimneys are not defective, deteriorated, in danger of falling or in a condition that could constitute fire hazard	

	Wall coating (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Attic

Fail	Item	Fail List
	Attic access is present	16
	Minimum of R-19 insulation installed (R-30 recommended)	16
	Eave, soffit and gable vents have mesh screening with no holes or cuts	
	Minimum clear opening of 14" x 24" for access to attic (22" x 36" if equipment located in attic)	

Living room

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	Smoke detector installed and operable, batteries replaced annually	5
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating (Baseboard)	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Heating (Gas/Fuel Oil Space Heater)	
	Heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Stove is within 6 ft. of the thimble serving it	
	No combustible materials within 12" of the stovepipe	
	Stovepipe is properly installed	
	Fireplace	
	Fireplaces used for supplemental heat only	
	Door Condition	
	Door latches and striker plates are secure, in good condition and operable	13
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable lock	18
	One window facing directly to outside	
	No broken or cracked window panes	18
	No mold or mildew present	
	Window sash remains in a raised position on its own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84")	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floor Condition	
	Floor is water and weather tight, and does not have holes or cracks that could admit rodents	
	Floors are structurally sound with no soft spots or trip hazards	

Wall covering (property built AFTER January 1, 1978)		
No chipped or peeling paint on window jambs, sills, window trim.		6
No chipped or peeling paint on doors or door jambs		6
No chipped or peeling paint on walls or ceiling		6
No peeling or loose wall paper		6
Lead-Based Paint (property built BEFORE January 1, 1978)		
There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)		
Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint		
or		
There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)		
Action necessary:		
*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.		
(1) Stabilize paint using safe work practices for lead-based paint as required by regulations		
(2) Have a professional perform clearance testing as required by regulations		
Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance		

Kitchen

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard. Switch-controlled receptacle or countertop receptacle is in addition to two wall receptacles	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – No cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	Electrical receptacles – All receptacles located above a continuous (straight or “L” shaped) countertop surface that has a water source is GFCI protected	15
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Appliances	
	Refrigerator compartment maintains a temperature between 34-38 degrees Fahrenheit. Freezer compartment maintains a temperature cold enough to freeze ice and keep foods safely frozen. All racks, bars, knobs, drawers and handles are present.	23
	Stove is clean, in operable condition, and has all components such as knobs with legible markings, burners, drip pans, oven racks.	22
	Range hood (if present) is vented to the outside and not to the attic or crawlspace	
	Cabinets/Countertops	
	Countertops are free from blemishes, such as cracked or broken laminate.	
	Cabinets and drawers are secure and free from defects, complete with pull handles or knobs as originally constructed	
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating (Baseboard)	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Plumbing	
	All appliances, fixtures valves and pipes are free from leaks and drips	
	All parts of sink and faucet are present and free of leaks and drips	
	“P” or “S” traps are installed under sink	
	Water temperature at faucet is between 100 and 120 degrees	9
	Laundry	
	Clothes dryer is vented to the outside	
	Door Condition	
	Door latches and striker plates are secure, in good condition and operable	13
	Window Condition (if present)	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	18
	Window sash remains in a raised position on its own as to allow safe egress to the outside	
	Mold/Mildew	
	No mold/mildew present	

Ceiling Condition	
Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents.	
The minimum ceiling height is seven feet (84")	
Wall Condition	
Walls are water and weather tight, structurally sound and do not have holes or cracks that can admit rodents.	6
No holes under sinks and all openings around piping sealed to prevent access by rodents, insects, etc.	
Floor Condition	
Floor is water and weather tight and does not have holes or cracks that could admit rodents	
Floor is structurally sound with no soft spots or trip hazards	
Wall covering (property built AFTER January 1, 1978)	
No chipped or peeling paint on window jambs, sills, window trim.	6
No chipped or peeling paint on doors or door jambs	6
No chipped or peeling paint on walls or ceiling	6
No peeling or loose wall paper	6
Lead-Based Paint (property built BEFORE January 1, 1978)	
There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
or	
There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
Action necessary:	
*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
(2) Have a professional perform clearance testing as required by regulations	
Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Hallway

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	Smoke detector installed and operable, batteries replaced annually	5
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating (Floor Furnace)	
	Furnace is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Heating (Baseboard)	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Heating (Gas/Fuel Oil Space Heater)	
	Heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Stove is within 6 ft. of the thimble serving it	
	No combustible materials within 12" of the stovepipe	
	Stovepipe is properly installed	
	Floor is structurally sound with no soft spots or trip hazards	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Bath 1

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	At least one GFCI receptacle installed and operable	15
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	No cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Mechanical vent installed and operable (if openable window is not present)	
	Plumbing	
	All appliances, fixtures valves and pipes are free from leaks and drips	
	All parts of sink and faucet are present and free of leaks and drips	
	“P” or “S” traps are installed under sink and are free from leaks	
	Toilet flushes properly	
	Water temperature at faucets/shower heads is be between 100 and 120 degrees	9
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating (Baseboard)	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Laundry	
	Clothes dryer is vented to the outside	
	Door Condition	
	Door latches and striker plates are secure, in good condition and operable	
	Door is a minimum size door of 24” installed in good operable condition	
	Window Condition	
	One operable weather tight, water tight, rodent proof window or mechanical ventilation installed and operable	18
	Windows not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	
	No mold or mildew present	
	Window sash remains in a raised position on its own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84”)	
	No mold or mildew present	
	Wall Condition	
	Tub and/or shower surround installed, impervious to water and in clean and sanitary condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	All holes around plumbing and piping under sinks are sealed to be weather and rodent proof	

	No mold or mildew present	
	Floor Condition	
	Floor is water and weather tight and does not have holes or cracks that could admit rodents	
	Floor is structurally sound with no soft spots or trip hazards	
	Floor is substantially impervious to water	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Bath 2

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	At least one GFCI receptacle installed and operable	15
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	No cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Mechanical vent installed and operable	
	Plumbing	
	All appliances, fixtures valves and pipes are free from leaks and drips	
	All parts of sink and faucet are present and free of leaks and drips	
	“P” or “S” traps are installed under sink and are free from leaks	
	Toilet flushes properly	
	Water temperature at faucets/shower heads is between 100 and 120 degrees	9
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating (Baseboard)	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Laundry	
	Clothes dryer is vented to the outside	
	Door Condition	
	Must have a minimum size door of 24” installed in good operable condition	
	Door latches and striker plates are secure, in good condition and operable	
	Window Condition	
	One operable weather tight, water tight, rodent proof window or mechanical ventilation installed and operable	19
	Windows not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	18
	No mold or mildew	
	Window sash remains in a raised position on its own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84”)	
	Wall Condition	
	Tub and/or shower surround installed, impervious to water and in clean and sanitary condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	All holes around plumbing and piping under sinks are sealed to be weather and rodent proof	
	No mold or mildew	

Floor Condition		
Floor is water and weather tight and does not have holes or cracks that could admit rodents		
Floor is structurally sound with no soft spots or trip hazards		
Floor is substantially impervious to water		
Wall covering (property built AFTER January 1, 1978)		
No chipped or peeling paint on window jambs, sills, window trim.		6
No chipped or peeling paint on doors or door jambs		6
No chipped or peeling paint on walls or ceiling		6
No peeling or loose wall paper		6
Lead-Based Paint (property built BEFORE January 1, 1978)		
There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)		
Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint		
or		
There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)		
Action necessary:		
*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.		
(1) Stabilize paint using safe work practices for lead-based paint as required by regulations		
(2) Have a professional perform clearance testing as required by regulations		
Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance		

Bedroom 1

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	Smoke detector installed and operable, batteries replaced annually	5
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating	
	No space heater or portable kerosene heater present	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	18
	One window facing directly to outside that provides unobstructed egress from room	21
	No mold or mildew	
	Window sashes remain in a raised position on their own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84")	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floor Condition	
	Floor is water and weather tight and does not have holes or cracks that could admit rodents	
	Floor is structurally sound with no soft spots or trip hazards	
	Room is minimum of 70 sq. ft. (minimum 7 ft. in any horizontal direction)	
	Door Condition	
	Operable door installed and in good working order	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	

	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Bedroom 2

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	Smoke detector installed and operable, batteries replaced annually	5
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating	
	No space heater can be installed in a bedroom	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	18
	One window facing directly to outside that provides unobstructed egress from room	21
	No mold or mildew present	
	Window sash must remain in a raised position on their own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84")	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floor Condition	
	Floor is water and weather tight and does not have holes or cracks that could admit rodents	
	Floor is structurally sound with no soft spots or trip hazards	
	Room is minimum of 70 sq. ft. (minimum 7 ft. in any horizontal direction)	
	Door Condition	
	Operable door installed and in good working order	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls,	

	floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Bedroom 3

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard	7
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	3
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	
	At least one ceiling or wall mounted operable light adequate for the room	2
	All light globes installed	5
	Smoke detector installed and operable, batteries replaced annually	
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating	
	No space heater or portable kerosene heater present	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	18
	One window facing directly to outside that provides unobstructed egress from room	21
	No mold or mildew present	
	Window sashes remain in a raised position on their own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84")	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floor Condition	
	Floor is water and weather tight and does not have holes or cracks that could admit rodents	
	Floor is structurally sound with no soft spots or trip hazards	
	Room is minimum of 70 sq. ft. (minimum 7 ft. in any horizontal direction)	
	Door Condition	
	Operable door installed and in good working order	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls,	

	floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Bedroom 4

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	Smoke detector installed and operable, batteries replaced annually	5
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating	
	No space heater or portable kerosene heater present	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	18
	One window facing directly to outside that provides unobstructed egress from room	21
	No mold or mildew present	
	Window sashes remain in a raised position on their own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84")	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floor Condition	
	Floor is water and weather tight and does not have holes or cracks that could admit rodents	
	Floor is structurally sound with no soft spots or trip hazards	
	Room is minimum of 70 sq. ft. (minimum 7 ft. in any horizontal direction)	
	Door Condition	
	Operable door installed and in good working order	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	

	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Bedroom 5

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	Smoke detector installed and operable, batteries replaced annually	5
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating	
	No space heater or portable kerosene heater present	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	
	All windows have operable locks	
	No broken or cracked window panes	
	One window facing directly to outside that provides unobstructed egress from room	
	No mold or mildew present	
	Window sashes remain in a raised position on their own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84")	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floor Condition	
	Floor is water and weather tight and does not have holes or cracks that could admit rodents	
	Floor is structurally sound with no soft spots or trip hazards	
	Room is minimum of 70 sq. ft. (minimum 7 ft. in any horizontal direction)	
	Door Condition	
	Operable door installed and in good working order	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	

	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Basement

Fail	Item	Fail List
	Electrical/ Electrical Hazards	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	Smoke detector installed and operable, batteries replaced annually	5
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	All light fixtures and receptacles installed in wet or damp locations must be of the weatherproof type.	
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating (Baseboard)	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Laundry	
	Clothes dryer is vented to the outside	
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	18
	No mold or mildew present	
	Window sashes remain in raised position on their own to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84")	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floor Condition	
	Floor is water and weather tight and does not have holes or cracks that could admit rodents	
	Floor is structurally sound with no soft spots or trip hazards	
	Operable door installed and in good working order	
	Door Condition	
	Operable door installed and in good working order	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	

	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Laundry/Utility Room

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	If sink is present and receptacle is within 24" of water source it must be GFCI protected	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	No cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Clothes dryer is vented to the outside	
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating (Baseboard)	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Plumbing	
	All appliances, fixtures valves and pipes must be free from leaks and drips	
	All components must be present and in good operating condition	
	"P" or "S" are installed under sink and are free from leaks	
	All piping shall be protected from freezing by being installed in protected spaces	
	Door Condition (if present)	
	Door latches and striker plates must be secure, in good condition and operable	
	Window Condition (if present)	
	If present must be operable weather tight, water tight, rodent proof window.	4
	Windows not painted shut	4
	All windows have operable locks	18
	No broken or cracked window panes	18
	No mold or mildew	
	Window sash must remain in a raised position on their own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	All holes around plumbing and piping under sinks sealed to be weather and rodent-proof	
	No mold or mildew	
	Floor Condition	
	Floor is water and weather tight and does not have holes or cracks that could admit rodents	
	Floor is structurally sound with no soft spots or trip hazards	
	Floor is substantially impervious to water	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6

	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Den/Playroom/Other Rooms Used For Living

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating (Baseboard)	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Door Condition (if present)	
	Door latches and striker plates must be secure, in good condition and operable	
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable lock	18
	No broken or cracked window panes	21
	No mold or mildew present	
	Window sashes remain in a raised position on their own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84")	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floor Condition	
	Floor is water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floors are structurally sound with no soft spots or trip hazards	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on	

	walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Other Rooms Not Used For Living

Fail	Item	Fail List
	Electrical/Electrical Hazards	
	Electrical receptacles – Minimum of two present, working and securely fastened to wall or baseboard	
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles – no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	Smoke detector installed and operable, batteries replaced annually	5
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Heating-Thermostat	
	Thermostat is properly mounted to wall, has all components and fully operable	
	Heating (Baseboard)	
	Baseboard heater is operable, has all components, properly installed, and maintains a temperature of 68 degrees F. measured at 3 ft. above the floor	
	Door Condition (if present)	
	Door latches and striker plates must be secure, in good condition and operable	
	Window Condition	
	All windows water tight, weather tight, rodent proof, operable and not painted shut	4
	All windows have operable lock	18
	No broken or cracked window panes	21
	No mold or mildew present	
	Window sash must remain in a raised position on their own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	The minimum ceiling height is seven feet (84")	
	Wall Condition	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floor Condition	
	Floor is water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Floors are structurally sound with no soft spots or trip hazards	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	No peeling or loose wall paper	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	

	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	

Garages/Exterior Outbuildings

Fail	Item	Fail List
	Roof/structure	
	Roof is be structurally sound and in good condition free from leaks.	
	Walls are water and weather tight, structurally sound and do not have holes or cracks that could admit rodents	
	Electrical/Electrical Hazards	
	All light fixtures and receptacles installed in wet or damp locations are weatherproof	
	If sink is present and receptacle is within 24" of water source it is GFCI protected	15
	Electrical receptacles – Working properly as determined by electrical tester. *Two-wire ungrounded systems with two-prong receptacle acceptable *Two-wire ungrounded system with three-prong receptacle unacceptable unless supplied through GFCI	7
	Electrical receptacles-no cracked or missing electrical receptacle or switch plates	3
	At least one ceiling or wall mounted operable light adequate for the room	
	All light globes installed	2
	No electrical hazards – broken, frayed or noninsulated wiring, exposed fuse or breaker box	
	Electrical panel box has a cover, all open slots are properly filled with filler blanks and the box is securely fastened and is not modified	
	Ceiling Fans-if present, have all components (such as light globe and pull chain), secure, and operable.	2
	Clothes dryer is vented to the exterior	
	Plumbing	
	All appliances, fixtures valves and pipes are free from leaks and drips	
	All components are present and in good operating condition	
	"P" or "S" traps are installed under sink and free from leaks	
	All piping is protected from freezing by being installed in protected spaces	
	Door Condition (if present)	
	Door latches and striker plates must be secure, in good condition and operable	
	Window Condition (if present)	
	If present is operable, weather tight, water tight, rodent proof.	4
	Windows not painted shut	18
	All windows have operable locks	18
	No broken or cracked window panes	21
	No mold or mildew	
	Window sash remains in a raised position on its own as to allow safe egress to the outside	
	Ceiling Condition	
	Ceiling water and weather tight, structurally sound and does not have holes or cracks that can admit rodents	
	Wall covering (property built AFTER January 1, 1978)	
	No chipped or peeling paint on window jambs, sills, window trim.	6
	No chipped or peeling paint on doors or door jambs	6
	No chipped or peeling paint on walls or ceiling	6
	Lead-Based Paint (property built BEFORE January 1, 1978)	6
	There is less than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary: remove deteriorated paint, repair substrate, apply new protective covering or paint	
	or	
	There is more than 2 sq ft of deteriorated (chipped, peeling, chalking, cracking or damaged) paint on	

	walls, floors, ceiling, baseboard, trim, door frames, window systems (Y=Yes, N=No)	
	Action necessary:	
	*Note: The following protocol is only necessary when the dwelling is occupied by children under the age of 6 and/or pregnant women.	
	(1) Stabilize paint using safe work practices for lead-based paint as required by regulations	
	(2) Have a professional perform clearance testing as required by regulations	
	Check with your GHA inspector for separate lead-based paint guidance for stabilization and clearance	