

Inspectors must be able to test stove, hot water, and heat.

This list is informational only and not all inclusive. For more information see MA 105 CMR 410.000

1. Kitchen Facilities
 - Hot/Cold potable water. Between 110-130 degrees. (410.190)
 - Stove – Working and clean (410.100-A.2)
 - GFI (per building code), plus at least two outlets (410.251-A,B)
 - Floors and counters smooth, impervious, easily cleaned (410.100-B)
2. Bathroom
 - Toilet, wash basin, tub/shower, floor smooth, impervious, easily cleaned (410.150-D)
 - Mechanical Vent (5 air changes per hour) or Window for ventilation (410.280)
 - Door than can close/lock (410.150-A.4)
 - Hot/Cold potable water. Between 110-130 degrees (410.190)
 - One light fixture (410.252)
 - If electrical outlets are present, they must be GFI per building code.
3. Heat
 - Adequate supply of heat in all habitable rooms; including bathroom. 68° between 7am and 11pm, 64° between 11:01pm & 6:59am. Sep 15th to June 15th (410.200 410.201)
4. Light fixtures
 - Light fixtures in hallways, foyers, all common areas, & outside egress (410.253)
5. Plumbing connections
 - All sinks, bathroom fixtures connected to Hot/Cold water lines (410.350-A)
 - Connection to septic system, or public sewer required (410.350-B)
6. Electricity, gas, water
 - No Cross metering. Owner pays for common area lighting. Common areas adjacent to individual unit may be occupant responsibility if written into lease (3 or fewer unit dwellings only). Common areas not adjacent to individual apartment must be on owner's panel. (410.254)
7. Square footage
 - 150sq ft. for first occupant. 100sq ft. for each additional occupant (410.400-A)
8. Ceiling height and grade level
 - No room or area considered habitable if more than ¾ of its floor area has a floor to ceiling height of less than 7 feet or if more than ½ its floor to ceiling height is below average grade of adjoining ground and is subject to chronic dampness. (410.401 & 410.402)
9. Egress
 - At least two unobstructed safe, operable egresses – also refer to building code. (410.450)
10. Posting of owners name, contact info. Building identification.
 - Owner or property managers name, address, phone #, and emergency contact info is posted in a location visible to all tenants – not less than 20" in size. Not required if building is owner occupied. (410.481)
 - Street number visible from street & apartment number easily identifiable.(410.484)
11. Smoke detectors and CO detectors
 - <10' from bdrm or kitchen entrance. CO detector in rooms with fuel burning fixtures. (410.482-A)
12. Windows, walls and doors (410.500 410.501)
 - Windows and doors must be weather tight with no visible cracks or holes. (410.500 & 410.501)
 - Flaking paint, broken plaster, missing/broken floor tiles must be replaced. (410.500)
 - All structural elements must be solid, weathertight, and fit for their intended use (windows, walls, floors, ceiling, roof).(410.500)
 - No holes in walls. (410.500)
 - Screens in all windows & exterior doors must be in good condition.(410.551 & 410.552)
 - Self-closing exterior storm door. (410.552-1)
 - Every window and exterior door capable of being adequately secured.
13. Railings
 - Graspable hand rails for stairways; guardrails for porches >=30" as required by Building Code.(410.503)
14. Rodents
 - No evidence of rodents, pests, or other vermin. (410.550)
15. Trash
 - Trash must be stored in weather tight receptacles with tight fitting lids. (410.600-A)
 - Sufficient number of receptacles (410.600-B)
 - Removal of trash must be defined in lease (Dwellings w/ 3 or fewer units) (410.601)
16. Yard/Grounds
 - Must be free of trash and debris (410.602-A)