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.8)
   ___ 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 3/4 of its floor area has a floor to ceiling height of less than 7 feet or if more than 3/4 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)

    ___ 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 brm or kitchen entrance. CO detector in rooms with fuel burning fixtures. (410.482-A)

    ___ 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, weather tight, 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)