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

Apartments should be cleaned and "move-in ready".

1. Kitchen Facilities
   ___Hot/Cold potable water. Between 110-130 degrees. (410.190)
   ___Stove – Working and clean (410.100-A.2)
   ___GFI (5' from sink 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 (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)