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## Rental Registration Self Inspection Checklist

105 Code of Massachusetts Regulations (CMR) 410.000: *Minimum Standards of Fitness for Human Habitation, State Sanitary Code, Chapter II*

<b>Date of Inspection:</b> _____
<b>Owner Name:</b> _____
<b>Owner Contact Info:</b> _____
<b>Rental Property Address:</b> _____
<b># Dwelling/ Rooming Units in Dwelling: # Stories:</b> _____
<b># units on the property ( each unit will need a separate inspection form)</b> _____
<b># Sleeping Rooms in the unit</b> _____
<b>Inspection Given By:</b> _____ <b>Title ( Owner/ Owner’s Agent):</b> _____

**Title**

If violations are observed and checked, describe them fully on Page 3.

	Area or Element	Code Section(s)	In-conclusive	Comply with the code	
				Pass Yes	Fail No
<b>Exterior, Yard &amp; Porch</b>	Locks	270			
	Posting, ID, Exit signs/emergency lights	310, 400, 410			
	Handrails, steps, doors windows, roof	500, 510, 520, 500, 530			
	Rubbish—storage	560			

	and collection				
	Maintenance of Area	570			
<b>Common Areas &amp; Entry</b>	Illumination, windows	220, 300, 530,			
	Egress	260			
	Handrails	520			
	Interior Hallways and Stairways				
<b>Interior Halls &amp; Stairs</b>	Floors, walls ceilings	500			
	Hallways, railings, stairs	520			
	Light, windows	220, 300, 530, 540			

PUBLIC HEALTH



	Area or Element	Possible Code Section(s)	In-conclusive	Comply with the code	
				Pass Yes	Fail No
<b>Bedroom 1</b>					
	Ventilation	220			
	Ceiling height/Minimum Square Footage	420			
	Windows, screen	530, 540			
	Lights/Outlets	140, 300			
<b>Bathroom</b>	Toilet, sink, shower, tub, door	110, 120, 140			

	Smooth, impervious surfaces	110			
	Lights, outlets, ventilation	140, 220, 300			
	Floors/walls	110			
<b>Kitchen</b>	Sink, stove, oven; good repair, cabinets, shelving, countertops impervious and smooth, space for a refrigerator	100			
	Lights, outlets, ventilation, windows, screens	220, 430, 530, 540			
	Ceiling height	420			
	Floor	100			
<b>Living room and Dining Room</b>	Lights, outlets, ventilation	220, 235, 300,			
	Ceiling height	420			
	Windows/screens	530, 540			
<b>Basement</b>	Maintenance	500			

	Area or Element	Code Section(s)	In-conclusive	In reference to the code	
				Pass Yes	Fail No
	Watertight	500			
	Illumination	300			

<b>Water</b>	<b>Source (circle):</b> Public Private				
		130			
	Quantity, pressure	130			
	Responsible for paying MGL ch 186 s 22, metering	130			
<b>Hot Water</b>	<b>Fuel Type (circle):</b> Natural Gas Oil Electric Other <b>Temp.:</b> ____°f <b>Location taken:</b>				
	Quantity and/or pressure insufficient or temperature above or below required temps Sinks - 110 F min, 130 F max Bath/shower 110 F min – 120 F max	150			
	Venting of water heater	170			
<b>Heating</b>	<b>Forced Hot Water Forced Hot Air Steam Electric Other:</b> _____ <b>Temp.:</b> ____ of <b>Location taken:</b>				
	Impermissible portable units or space heaters (e.g. fuel supply located less than 42 inches from burner, unvented gas burning units)	160			
	Minimum temperatures not maintained in every Habitable room and every bathroom during heating season (5/31 – 9/15) 7 am to 11 pm: 68 F Note: measure 5 feet from wall, 5 feet from	180			

	floor				
	Venting, metering	170, 200, 210			
<b>Electrical</b>	<b>Type (circle): 110 220 Amp:</b>				
	Metering and access	200			
	Insufficient amperage, temporary wiring,	320			

PUBLIC HEALTH



	Area or Element	Code Section(s)	In-conclusive	Comply with the code	
				Pass Yes	Fail No
<b>Drainage, Plumbing</b>	<b>Type (circle): Public Private</b>				
	Sanitary drainage system	130, 235, 300			
<b>Smoke &amp; CO Detectors</b>	Smoke and CO Detectors	330			
<b>Pests</b>	Pests (rodents, skunks, cockroaches, insects)	550, 570			
	Structural maintenance and elimination of harborage	500, 540			
<b>Asbestos</b>	Damaged, friable, holes, cracks, tears	250			

Lead Paint/ Certificate	<u>A lead certificate of homes are required with children in a home under the age of six</u>	410.470 105 CMR 460.00			
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PUBLIC HEALTH



**Written description of any violation(s) checked above**

Include written description of any observations made that are not in compliance with 105 CMR 410.000 below

Area/Element, Code Citation	Description of Violation(s)




***All citations must be remedied in compliance with 105 CMR 410.00. Owners/owner's agents shall inform the BOTH of such plans to compliance including a detailed timeline of repairs. This inspection report may be subject to referral to other Town Inspectional Services including Electric, Fire, Plumbing, Building, etc.***

***This inspection report is signed and certified under the pains and penalties of perjury.***

<b>Date:</b>
<b>Owner/ Owner's agent signature:</b>