

Reminders of Current and Upcoming Changes October 1, 2025

- ❖ New unit inspections must be of an empty unit or one vacated by the previous tenant unless it is a lease-in-place. (Units must be in move-in condition.)
- ❖ Utilities (water, gas, and electricity) must be turned on for the inspection.
- ❖ Exit signs must function properly and be capable of illumination.
- ❖ Units built before January 1, 1978, must not have any chipping or peeling paint, either inside or outside.
- ❖ The stove must be clean, operational, and securely mounted.
- ❖ The refrigerator must be clean, operational, and have a proper door seal.
- ❖ Existing heating/cooling systems must be in working condition.
- ❖ Hot and cold running water must be available in the kitchen and bathroom(s).
- ❖ There must be a functioning shower or bathtub.
- ❖ There must be a working toilet that is securely mounted and does not leak or run continuously.
- ❖ The bathroom must have either an outside window or a vented exhaust fan.
- ❖ There must be no plumbing leaks or plugged drains (including slow drains).
- ❖ All plumbing fixtures must have P-traps to prevent sewer gas leakage.
- ❖ Windows must open and close properly and have working permanent locks.
- ❖ All exterior doors must open and close as designed. Recommends a peephole or door window on all exterior doors. Note: A door that leads from an attached garage into the unit is considered an exterior door and requires two locks and a peephole.
- ❖ Double-keyed deadbolts are NOT permitted.
- ❖ Fire doors must be labeled and work as designed.
- ❖ All owner-provided fire extinguishers must be inspected (i.e., they must be functioning correctly, not missing, and up-to-date). If a bracket for a fire extinguisher is present, it must have an extinguisher on it otherwise you need to remove the bracket.
- ❖ Each living space must have two means of egress (e.g., a door and a window).
- ❖ All electrical outlets and switches must have cover plates and be in good condition.
- ❖ All ground fault circuit interrupters (GFCIs) must function correctly. All outlets within six feet of a water source or located outside a unit or building must be GFCI-protected.
- ❖ There must be no missing, broken, or cracked windows (Plexiglass is not allowed for bedroom and living room windows).
- ❖ For egress, bedrooms must have a working window or door.
- ❖ The roof must not leak. Signs of a leak include discolorations or stains on the ceiling.
- ❖ The water heater tank must have a temperature pressure relief valve with a downward discharge pipe made of galvanized steel or copper tubing. This pipe should be no more than 6 inches or less than 2 inches from the waste receptor flood level or directed outside the unit (no PVC). CPVC is acceptable.
- ❖ Floor coverings must not have tears or holes that could cause someone to trip.
- ❖ Stairs and railings must be secure.
- ❖ Four or more exterior stairs must have handrails. Guardrails must be installed along any walking surface more than 30 inches from the floor or grade below. For ramps: if the rise is greater than 6 inches or the horizontal projection is greater than 72 inches, handrails must be present on both sides.
- ❖ All security bars must have a quick-release mechanism on all windows.
- ❖ The unit must be free from roaches, bedbugs, rodents, etc.
- ❖ All pools MUST have a security fence at least 48 inches high.
- ❖ The address or building ID must be visible.