



List of Most Common Fail Items During CTI's Inspection

Handrails

Handrails must be present where there are four or more risers and / or 30 inches of unprotected height.

Protective Rails

Protective rails on porches, exterior stairs, etc. must be at least 36 inches in height, if there is a drop of 30 inches or more from the decking to the ground.

Door Locks

Keyed locks or padlocks are not allowed on the outside of a bedroom or other interior room door including closets. No double-keyed locks are acceptable any where on the premises.

Exterior Lighting at Exits

Exterior lighting is required at front / rear entrances and any other means of egress.

Windows / Screens

Windows must work properly it must open and shut without being propped up. Locks are required in every window and have screens

Electric Junction Boxes

All electrical junction Boxes must be covered. Exposed wiring must be installed in junction boxes. Electrical panel must not have any knockouts open.

Fireplaces, wood & coal stoves

Fireplaces, wood and coal burning stoves, if in use require documentation from a qualified professional stating that is up to code.

Flammable / Combustible Materials

No indoor storage of gasoline, propane tanks, gas, car batteries, tires, etc.

Exterior Walkways, Stair Treads, and Driveways

Repair any broken or cracked (tripping hazard) walkways, stairs, and driveways.

Stove

All burners must light without use of a match and oven must have shelves and work properly.

Floors

Flooring must be free from any tripping hazards. Bathroom and kitchen floor must be watertight and easily cleaned.

Heat

Heat must be operational between September 15 and June 15.

Water Temperature

Hot water temperature must not be below 110 degrees and above 130 degrees.

Washer stand pipes

All washer standpipes if not in use must be capped and all plumbing drains fitted with traps to prevent sewer gases from entering the building.

House Number / Identification

The owner shall affix to every building a number representing the address of such building. The number must be a size no smaller than 3" inches and clearly visible from the street.

Smoke Detectors

Common hallways in every floor, unit, and basements must be equipped with a working smoke detector.

Carbon Monoxide Detectors

Any house that has fossil-fuel burning equipment must have a carbon monoxide detector within 10 feet from any bedroom, and enclosed parking.

Chipped Peeling Paint / Lead Paint

Any units occupied by a child less than six years old and build prior to 1978, must obtain a letter of **Lead Paint Compliance**. There must also be no Chipped Peeling Paint in the interior and exterior of the unit and building.

CTI is required to cite inspection violations and enforce repairs whether they are maintenance items or damaged items.

Please be advised this list is only a guide to the most common fail items. The Inspector may cite for other violations not listed.