

Below is a general list of what an evaluator will look at during a Truth-in-Housing evaluation. This is not a comprehensive list. Evaluators will provide you with a report explaining what (if any) repairs need to be made.

Items Covered

- ✓ Attic space & insulation
- ✓ Carbon Monoxide (CO) detectors
- ✓ Ceiling height
- ✓ Chimneys
- ✓ Clutter
- ✓ Columns & beams
- ✓ Cornice & trim
- ✓ Doors (frames/storms/screens/deadbolt locks)
- ✓ Drainage (grade)
- ✓ Egress
- ✓ Electrical outlets & fixtures
- ✓ Electrical service panel
- ✓ Evidence of dampness/staining
- ✓ Evidence of vermin
- ✓ Exterior walls
- ✓ Floor condition
- ✓ Floor drains
- ✓ Foundation
- ✓ Garage (structure, doors & automatic opener)
- ✓ Gas piping
- ✓ Heating plant & auxiliary heating units
- ✓ Plumbing fixtures
- ✓ Porches & Stoops
- ✓ Roof structure & covering
- ✓ Roof venting
- ✓ Sanitation
- ✓ Sleeping rooms (including basement)
- ✓ Smoke detectors
- ✓ Stairs
- ✓ Walls
- ✓ Waste & vent piping
- ✓ Water flow
- ✓ Water heater
- ✓ Water piping
- ✓ Windows (frames/storms/screens)

Items Not Covered

These items are looked at but will not result in a required repair:

- ✓ 30-amp or 60-amp electrical service, as long as it is not tampered with or over-fused.
- ✓ Lack of basement (crawl spaces are OK).
- ✓ Basement plumbing fixtures that are not vented, such as basement showers.
- ✓ Chipped or peeling paint.
- ✓ Galvanized plumbing system, as long as it is functional.
- ✓ Holes in walls or ceilings.
- ✓ Lack of laundry facility, or lack of basement floor drain.
- ✓ Missing storm or prime windows or doors.
- ✓ Missing window sashes.
- ✓ Plumbing "s" traps, except in basement.
- ✓ Roofs
- ✓ Torn carpet or broken tile.

These items are not looked at:

- ✓ Non-essential systems such as woodstoves, fireplaces, or air conditioners.
- ✓ Toxic substances such as asbestos, lead-based paint, formaldehyde, radon.

Common required repairs

Generally a PERMIT is needed to repair these items:

Heating system

- Missing 9d check valve with atmospheric valve on boiler (backflow valve).
- Missing or broken pressure (P) relief valve on a boiler: permit required to install/replace.
- Improper furnace/boiler flue (vent). Only a licensed contractor can get permit.
- Note: Gas or flue (vent) repair/replacement on heating plants can ONLY be done by licensed contractors

Water Heater

- Missing or broken temperature and pressure (T&P) relief valve on water heater—permit required to install/replace.
- Improper water heater flue (vent). Homeowner can get permit.

Electric System

- Exposed wires such as open junction boxes that have the cover missing AND have wires that are uncapped, not taped, AND are out of the box so that someone can get shocked. Permit is needed to install a fixture. No permit needed to tape or cap wires, put wires back into box, and cover box.

Plumbing System

- Tub or sink faucet below the spill line—installing dual in-line check valves instead of replacing the faucet.

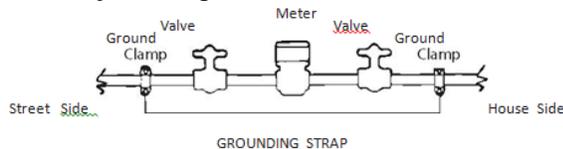
Gas Lines

- Uncapped gas line. If an appliance is installed, a permit IS needed. (Other fixtures that go with new appliance need to be up to code, as well. For example, installing a stove includes anti-tip, gas valve, and gas line.) If the line is just capped, no permit is needed.
- Improper gas lines. Homeowner can get permit if it is to dryer, stove, and water heater. If to a heating plant, licensed contractor required.

Generally NO PERMIT is needed to repair these items:

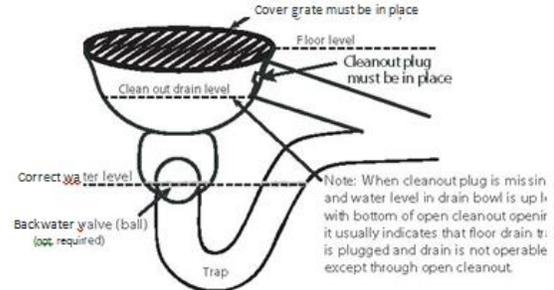
Electrical

- GFCI outlets when the test button won't trip. They do not have to be grounded, if installed on an ungrounded system.
- Missing grounding strap (jumper wire). If only one clamp is missing, or if the wire is loose.

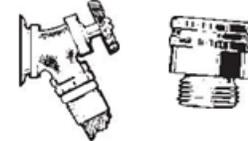


Plumbing

- Missing clean out plug.



- Toilet ballcock that is not anti-siphon
- Laundry and outside faucet (sillcocks) with threads need a backflow valve



Hose connection vacuum breaker (backflow valve) screws onto faucet

- Open sewer line (broken, missing cover, etc.)
- Open waste vent (holes, broken)
- Open drain (missing trap)
- Leaking toilet (considered “unsafe” if the leak is bad enough to rot the floor)
- Tub or sink facet below the spill line. Replacing the faucet does not require a permit; installation of inline check valves does require a permit.

Smoke Detectors

- Operable smoke detectors are required outside of each separate sleeping area in the immediate vicinity of the bedrooms, and shall be installed per manufacturer’s instructions.
- Do not install within three feet of a kitchen or bathroom door. If installed within 20 feet of a kitchen stove, they shall be equipped with a silencing switch or be photoelectric type.
- Can be battery operated. If hardwired smokes are already installed, they must remain hardwired.
- Hardwired smoke detectors are required with some interior remodeling.
- CO detectors need to be installed within 10 feet of a sleeping room. They can be battery operated.