

## **Habitability Inspection Guidelines**

- **Adequacy of space for the individuals being served.**  
Adequate place to sleep
- **Indoor air quality and ventilation.**  
Functioning windows, HVAC distribution and return ducts
- **Adequacy of safe water supply.**  
City water supply or whole house filtration system
- **Cleanliness of the setting, including kitchen, bathroom, and living spaces.**  
Broom clean, free from rodent / pest droppings etc, no visible mold
- **Adequacy of electrical service, outlets, and lighting and absence of electrical hazards.**  
100-amp minimum electrical service, 2 duplex receptacles per bedroom, 1 switched light source per bedroom
- **Any potential lead exposure.**  
No peeling paint on buildings built prior to 1978
- **Any conditions that might affect the health of the individuals being served.**  
Environmental concerns; asbestos, etc
- **Any conditions that might affect the safety of the individuals being served.**  
Smoke detectors need to be installed in hallways outside sleeping rooms, on each level, in basements, and on ceiling or walls (less than 12 inches below the ceiling). Carbon monoxide detectors need to be installed within 10 feet of each sleeping room. Smoke and carbon monoxide detectors can be battery operated.
- **The condition of the building's foundation and exterior, including accessibility; and**  
Foundation, siding and roof and doors must be functional
- **The condition and functionality of equipment for heating, cooling, ventilation, and plumbing.**  
All must be functional with no plumbing leaks. Must have hot and cold running water.

If the building does not pass the inspection and the correction will be simple to make, we will work with you. You may be able to send a text photo proof of correction to obtain the signed report without a re-inspection fee. For more extreme cases each case will be a case-by-case basis. For more information, please contact us at **651-489-4633**.