

Health and Safety Inspectable Items

Items to inspect for “Health and Safety” are as follows:

- ❑ Air Quality
- ❑ Electrical Hazards
- ❑ Elevator
- ❑ Emergency/Fire Exits
- ❑ Flammable Materials
- ❑ Garbage and Debris
- ❑ Hazards
- ❑ Infestation
- ❑ *MSHDA: Lead Paint Certification*
- ❑ *MSHDA: Site and Neighborhood Conditions*

❑ **Air Quality (Health and Safety)**

Note: Indoor/Outdoor spaces must be free from high levels of sewer gas, fuel gas, mold, mildew, or other harmful pollutants. Indoors must have adequate ventilation.

The following deficiencies can be noted:

- Mold and/or Mildew Observed
- Propane/Natural Gas/Methane Gas Detected
- Sewer Odor Detected
- *MSHDA: “Abnormally High” levels of noxious gases or other pollutants*

• **Mold and/or Mildew Observed (Health and Safety - Air Quality)**

Deficiency: You see evidence of mold or mildew, especially in bathrooms and air outlets.

• **Propane/Natural Gas/Methane Gas Detected (Health and Safety - Air Quality)**

Deficiency: You detect strong propane, natural gas, or methane gas odors that could:

Pose a risk of explosion/fire.

OR

Pose a health risk if inhaled.

- **Sewer Odor Detected (Health and Safety - Air Quality)**

Deficiency Description: You detect sewer odors that could pose a health risk if inhaled for prolonged periods.

- *MSHDA: "Abnormally High" levels of noxious gases or other pollutants*

Deficiency Description: You detect "Abnormally High" levels of noxious gases or other pollutants that could expose the resident to a health risk.

MSHDA Comment

These could be from refineries, pulp or paper plants, chemical industries, proximity to heavy traffic, proximity to truck and bus garages, etc.

- **Electrical Hazards (Health and Safety)**

Any hazard that poses a risk of electrical fires, electrocution, or spark/explosion.

The following deficiencies can be noted:

- Exposed Wires/Open Panels
- Water Leaks On or Near Electrical Equipment
- *MSHDA: Other Electrical Hazards*

- **Exposed Wires/Open Panels (Health and Safety - Electrical Hazards)**

Deficiency Description: You see exposed bare wires or openings in electrical panels.

Note:

If the accompanying authority has identified abandoned wiring, capped wires do not pose a risk and should not be recorded as a deficiency.

- **Water Leaks On or Near Electrical Equipment (Health and Safety - Electrical Hazards)**

Deficiency Description: You see water leaking, puddling, or ponding on or immediately near any electrical apparatus. This could pose a risk of fire, electrocution, or explosion.

- **MSHDA: Other Electrical Hazards**

Deficiency Description: Other electrical hazards are observable without removing electrical covers or household furniture:

Broken or frayed wires.

OR

Bare metal wires not covered by rubber or plastic insulation.

OR

Improper splicing of wires.

OR

Light fixtures hanging from electric wire with no other support.

OR

The resident or management points out an electrical outlet does not work or that the box or cover plate gives a shock, or if there are scorch marks.

OR

Electric cords under rugs/floor coverings are a potential fire hazard.

OR

The resident or management says there are overloaded circuits evidenced by frequently blown fuses.

OR

Extension cords are inappropriately strung across rooms and over doorways.

□ **Elevator (Health and Safety)**

Vertical conveyance system for moving personnel, equipment, materials, household goods, etc.

The following deficiency can be noted:

- Tripping

• **Tripping (Health and Safety - Elevator)**

Deficiency Description: An elevator is misaligned with the floor by more than $\frac{3}{4}$ inch. The elevator does not level, as it should, which causes a tripping hazard.

□ **Emergency/Fire Exits (Health and Safety)**

Note: All buildings must have acceptable fire exits that are also properly marked and operational. (This would include fire towers, stairway access doors, & external exits.) These can include operable windows on the lower floors with easy access to the ground or a back door opening onto a porch with a stairway leading to the ground.

Note: This does not apply to individual units.

The following deficiencies can be noted:

- Blocked/Unusable
- Missing Exit Signs

• **Blocked/Unusable (Health and Safety - Emergency/Fire Exits)**

Deficiency Description: The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions.

MSHDA: You note that there is a bed set up in a basement from which there are not two exits that meet code. Note under "Health and Safety".

OR

An exit window is blocked by an air conditioner. If units are required by code to have windows that meet exit requirements and the only exit window in a space has an air conditioning unit in the window and the air conditioner cannot be moved out of the window easily, note under "Health and safety".

- **Missing Exit Signs (Health and Safety - Emergency/Fire Exits)**

Deficiency Description:

Exit signs that clearly identify all emergency exits are missing.

OR

There is no illumination in the area of the sign.

- **Flammable Materials (Health and Safety)**

Any substance that is either known to be combustible or flammable or is stored in a container identifying it as such.

The following deficiency can be noted:

- Improperly Stored

- **Improperly Stored (Health and Safety - Flammable Materials)**

Deficiency Description: Flammable materials are improperly stored, causing the potential risk of fire or explosion.

- **Garbage and Debris (Health and Safety)**

Accumulation of garbage and debris exceeding the capacity of the storage area or not stored in an area sanctioned for such use.

The following deficiencies can be noted:

- Indoors
- Outdoors

- **Indoors (Health and Safety - Garbage and Debris)**

Deficiency Description:

Too much garbage has gathered, more than the planned storage capacity.

OR

Garbage has gathered in an area that is not sanctioned for staging or storing garbage or debris.

Note: This does not include garbage and debris improperly stored outside. For this deficiency, see [Garbage and Debris - Outdoors](#).

- **Outdoors (Health and Safety - Garbage and Debris)**

Deficiency Description:

Too much garbage has gathered—more than the planned storage capacity.

OR

Garbage has gathered in an area not sanctioned for staging or storing garbage or debris.

Note: This does not include garbage improperly stored indoors. For this deficiency, see [Garbage and Debris - Indoors](#).

- **Hazards (Health and Safety)**

Physical hazards that pose risk of bodily injury.

The following deficiencies can be noted:

- Other
- Sharp Edges
- Tripping

- **Other (Health and Safety - Hazards)**

Deficiency Description: If you see any general defects or hazards that pose risk of bodily injury, you must note them.

Note: This includes hazards that are not specifically defined elsewhere.

MSHDA Comment

This includes damage to required fire rated construction that compromises the fire resistance integrity of the construction (doors, walls, ceilings).

- **Sharp Edges (Health and Safety - Hazards)**

Deficiency Description: You see any physical defect that could cause cutting or breaking human skin or other bodily harm--generally in commonly used or traveled areas.

- **Tripping (Health and Safety - Hazards)**

Deficiency Description: You see any physical defect that poses a tripping risk, generally in walkways or other traveled areas.

Note: This does not include tripping hazards from elevators that do not level properly. For this deficiency, see [Elevator - Tripping](#) under Health and Safety.

- **Infestation (Health and Safety)**

Presence of rats, or severe infestation by mice or insects such as roaches or termites.

The following deficiencies can be noted:

- **Insects**
- **Rats/Mice/Vermin**

- **Insects (Health and Safety - Infestation)**

Deficiency Description: You see evidence of infestation of insects--including roaches and ants--throughout a unit or room, especially in food preparation and storage areas.

Note:

1. This does not include infestation from rats/mice. For this deficiency, see [Infestation - Rats/Mice/Vermin](#) under Health and Safety.
2. If you see baits, traps, and sticky boards that show no presence of insects, do not record this as a deficiency.

- **Rats/Mice/Vermin (Health and Safety - Infestation)**

Deficiency Description: You see evidence of rats or mice--sightings, rat or mouse holes, or droppings.

Note:

1. This does not include infestation from insects. For this deficiency, see Infestation - **Insects** under Health and Safety.

2. If you see baits, traps, or sticky boards that show no presence of vermin, do not record this as a deficiency.

▣ *MSHDA: Lead Paint Certification (Health and Safety)*

Deficiency Description: If the Owner is required to treat or cover any interior or exterior surfaces due to lead paint, MSHDA must obtain certification that the work has been done in accordance with the requirements.

▣ *MSHDA: Site and Neighborhood Conditions (Health and Safety)*

Deficiency: You see evidence of hazardous conditions on the site or nearby on neighboring property that could pose a hazard to residents of the inspected property.

You see buildings, retaining walls, trees, or power poles on, or near the property, that pose serious hazards, i.e. danger of collapse, fire, or infestation.

OR

Proximity of the resident housing to open sewers

OR

Electrical lines on neighboring property that could be a hazard