

Exterior Inspection Form

|                   |  |      |           |
|-------------------|--|------|-----------|
| Property Address: |  |      |           |
| City              |  |      |           |
| Date              |  | Time | a.m./p.m. |

|           |  |  |
|-----------|--|--|
| Violation | 410.750<br>Endangers<br>Health &<br>Safety |  |
|           |  | <p><b>410.250(A): Habitable Rooms Other than Kitchen -- Natural Light and Electrical Outlets</b></p> <p>The owner shall provide for each habitable room other than a kitchen: (A) transparent or translucent glass which admits light from the outdoors and which is equal in area to no less than 8% of the entire floor area of that room.</p>   |
|           |  | <p><b>410.251(C): Kitchen Lighting and Electrical Outlets</b></p> <p>The owner shall provide for each kitchen: ... (C) For each kitchen over 70 square feet, transparent or translucent glass which admits light from the outdoors and which is equal in area to no less than 8% of the entire floor area of that kitchen.</p>   |
|           |  | <p><b>410.280(A): Natural and Mechanical Ventilation</b></p> <p>The owner shall provide for each habitable room, and a room containing a toilet, bathtub or shower, ventilation to the outdoors consisting of: (A) windows, skylights, doors, or transoms in the exterior walls or roofs that can be easily opened to a minimum of 4% of the floor area of that habitable room or room containing a toilet, bathtub or shower, provided, that a skylight which if open exposes the interior of the dwelling to direct rainfall shall not satisfy this requirement.</p>   |
|           |  | <p><b>410.351: Owner's Installation and Maintenance Responsibilities</b></p> <p>The owner shall install or cause to be installed, in accordance with accepted plumbing, gas fitting and electrical wiring standards, and shall maintain free from leaks, obstructions or other defects, the following: (A) all facilities and equipment which the owner is or may be required to provide including, but not limited to, all sinks, washbasins, bathtubs, showers, toilets, water heating facilities, gas pipes, heating equipment, water pipes, owner installed stoves and ovens, catch basins, drains, vents and other similar supplied fixtures; the connections to water, sewer and gas lines; the subsurface sewage disposal system, if any; all electrical fixtures, outlets and wiring, smoke detectors and carbon monoxide alarms, and all heating and ventilating equipment and appurtenances thereto; and (B) all owner-installed optional equipment, including but not limited to, refrigerators, dishwashers, clothes washing machines and dryers, garbage grinders, and submetering devices designed to measure the usage of electricity, gas or water.</p> <p>_____</p> <p>_____</p> <p>_____</p> |
|           | 750(M)                                     | <p><b>410.353: Asbestos Material</b></p> <p>Every owner shall maintain all asbestos material in good repair, and free from any defects including, but not limited to, holes, cracks, tears or any looseness which may allow the release of asbestos dust, or any powdered, crumbled or pulverized asbestos material. Every owner shall correct any violation of 105 CMR 410.353 in accordance with the regulations of the Department of Environmental Protection appearing at 310 CMR 7.00 and in accordance with the regulations of the Department of Labor and Workforce Development appearing at 453 CMR 6.00.</p>  |

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|  | 750(G) | <p><b>410.450: Means of Egress</b><br/> Every dwelling unit, and rooming unit shall have as many means of exit as will allow for the safe passage of all people in accordance with 780 CMR 104.0, 105.1, and 805.0 of the Massachusetts State Building Code.</p>  |
|  | 750(G) | <p><b>410.451: Egress Obstruction</b><br/> No person shall obstruct any exit or passageway. The owner is responsible for maintaining free from obstruction every exit used or intended for use by occupants of more than one dwelling unit or rooming unit. The occupant shall be responsible for maintaining free from obstruction all means of exit leading from his unit and not common to the exit of any other unit.</p>   |
|  | 750(G) | <p><b>410.452: Safe Condition</b><br/> The owner shall maintain all means of egress at all times in a safe, operable condition and shall keep all exterior stairways, fire escapes, egress balconies and bridges free of snow and ice, provided, however, in those instances where a dwelling has an independent means of egress, not shared with other occupants, and a written letting agreement so states, the occupant is responsible for maintaining free of snow and ice, the means of egress under his or her exclusive use and control. All corrodible structural parts thereof shall be kept painted or otherwise protected against rust and corrosion. All wood structural members shall be treated to prevent rotting and decay. Where these structural elements tie directly into the building structural system, all joints shall be sealed to prevent water from damaging or corroding the structural elements.</p> |
|  | 750(H) | <p><b>410.480: Locks</b><br/> The owner shall provide, install and maintain locks so that: (A) Every dwelling unit shall be capable of being secured against unlawful entry. ... (E) Every openable exterior window shall be capable of being secured. ... (F) Locking devices shall comply with the requirements of 780 CMR 1017.4.1 to avoid entrapment in the building.</p>  |
|  |        | <p><b>410.484: Building Identification</b><br/> The owner shall affix to every building covered by 105 CMR 410.000, a number representing the address of such building. The number shall be of a nature and size and shall be situated on the building so that, to the extent practicable, it is visible from the nearest street providing vehicular access to such building (M.G.L. c. 148, § 59).</p>   |
|  | 750(K) | <p><b>410.500: Owner's Responsibility to Maintain Structural Elements</b><br/> Every owner shall maintain the foundation, floors, walls, doors, windows, ceilings, roof, staircases, porches, chimneys, and other structural elements of his dwelling so that the dwelling excludes wind, rain and snow, and is rodent-proof, watertight and free from chronic dampness, weathertight, in good repair and in every way fit for the use intended. Further, he shall maintain every structural element free from holes, cracks, loose plaster, or other defect where such holes, cracks, loose plaster or defect renders the area difficult to keep clean or constitutes an accident hazard or an insect or rodent harborage.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>   |

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|  |                          | <p><b>410.501: Weathertight Elements</b></p> <p>(A) A window shall be considered weathertight only if:</p> <ol style="list-style-type: none"> <li>(1) all panes of glass are in place, unbroken and properly caulked; and</li> <li>(2) the window opens and closes fully without excessive effort; and</li> <li>(3) exterior cracks between the prime window frame and the exterior wall are caulked; and</li> <li>(4) one of the following conditions is met: (a) a storm window is affixed to the prime window frame, with caulking installed so as to fill exterior cracks between the storm window frame and the prime window frame; or (b) weatherstripping is applied such that the space between the window sash and the prime window frame is no larger than 1/16 inch at any point on the perimeter of the sash, in the case of double hung windows and 1/32 inch in the case of casement windows; or (c) the window sash is sufficiently well-fitted such that, without weatherstripping, the space between the window sash and the prime window frame is no larger than 1/16 inch at any point on the perimeter of the sash in the case of double hung windows and 1/32 inch in the case of casement windows.</li> </ol> <p>(B) An exterior door or a door leading from a dwelling unit to a common passageway shall be considered to be weathertight only if:</p> <ol style="list-style-type: none"> <li>(1) all panes of glass are in place, unbroken and properly caulked; and</li> <li>(2) the door opens and closes fully without excessive effort; and</li> <li>(3) exterior cracks between the prime door frame and the exterior wall are caulked; and</li> <li>(4) one of the following conditions is met: (a) a storm door is affixed to the prime door frame, with caulking installed so as to fill exterior cracks between the storm door frame and the prime door frame; or (b) weatherstripping is applied such that the space between the door and the prime door frame is no larger than 1/16 inch at any point on the perimeter of the door or (c) the door is sufficiently well-fitted such that, without weather-stripping, the space between the door and the prime door frame is no larger than 1/16 inch at any point on the sides of the door or inch at any point on the top or bottom of the door.</li> </ol> |
|  | <p>750(K)<br/>750(P)</p> |  |
|  |                          | <p><b>410.503: Protective Railings and Walls</b></p> <p>The owner of all dwellings shall provide:</p> <p>(A) A safe handrail for every stairway that is used or intended for use by the occupant as required by 780 CMR: Massachusetts State Building Code.</p> <p>(B) A wall or guardrail on the open side of all stairways no less than 30 inches in height. Any such guardrail replaced or constructed after August 28, 1997 (effective date of Massachusetts State Building Code, Sixth Edition) shall be not less than 34 inches in height (780 CMR 1022.2.2 and 3603.14.2.1).</p> <p>(C) A wall or guardrail at least 36 inches in height, enclosing every porch, balcony, mezzanine, landing, roof or similar place, which is 30 inches or more above the ground and that is used or intended for use by the occupants. Any such wall or guardrail for other than Use Group R-4 and along opens sided floor areas, mezzanines and landings in occupancies in Use Group R-3, replaced or constructed after August 28, 1997, shall not be less than 42 inches in height (780 CMR 102 and 3603.14).</p> <p>(D) Between all required guardrails and open handrails, balusters placed at intervals of no more than six inches, or any other ornamental pattern between the guardrail or handrail and floor or stair such that a sphere six inches in diameter can not pass through the opening. Any balusters or ornamental work constructed or replaced after August 28, 1997 shall have no space greater than 4½ inches and in all use groups other than R-4, shall not be constructed as to provide a ladder effect (780 CMR 1021 and 3603.14).</p>   |
|  | 750(O)(4)                |  |

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|  | 750(O)(5) | <p><b>410.550(B): Extermination of Insects, Rodents and Skunks</b></p> <p>The owner of a dwelling containing two or more dwelling units shall maintain it and its premises free from all rodents, skunks, cockroaches and insect infestation and shall be responsible for exterminating them.</p>  |
|  |           | <p><b>410.551: Screens for Windows</b></p> <p>The owner shall provide screens for all windows designed to be opened on the first four floors opening directly to the outside from any dwelling unit or room unit provided, that in an owner-occupied unit, the owner need provide screens for only those windows used for ventilation. All new or replacement screens shall be of not less than 16 mesh per square inch.</p> <p>Said screens:</p> <ul style="list-style-type: none"> <li>(1) shall cover that part of the window that is designed to be opened but in no case less than the area as required in 105 CMR 410.280(A); and</li> <li>(2) shall be tight fitting as to prevent the entrance of insects and rodents around the perimeter.</li> <li>(3) Expandable temporary screens shall not be deemed to satisfy the requirements of 105 CMR 410.551(1) or (2).</li> </ul>   |
|  |           | <p><b>410.552-553: Screens for Doors, Installation of Screens</b></p> <p>The owner shall provide a screen door for all doorways opening directly to the outside from any dwelling unit or rooming unit where the screen door will be permitted to slide to the side or open in an outward direction, provided, that in an owner-occupied unit, the owner need provide screens only for those doorways used for ventilation. All new or replacement screens in screen doors shall be of not less than 16 mesh per square inch.</p> <p>Said screen door:</p> <ul style="list-style-type: none"> <li>(1) shall be equipped with a self-closing device except where the screen is designed to slide to the side; and (2) shall be tight-fitting as to prevent the entrance of insects and rodents around the perimeter; and</li> </ul> <p><b>410.553</b></p> <p>The owner shall provide and install screens as required in 105 CMR 410.551 and 410.552 so that they shall be in place during the period between April first to October 30th, both inclusive, in each year.</p> |
|  | 750(I)    | <p><b>410.602(A): Maintenance of Areas Free from Garbage and Rubbish; Land</b></p> <p>The owner of any parcel of land, vacant or otherwise, shall be responsible for maintaining such parcel of land in a clean and sanitary condition and free from garbage, rubbish or other refuse. The owner of such parcel of land shall correct any condition caused by or on such parcel or its appurtenance which affects the health or safety, and well-being of the occupants of any dwelling or of the general public.</p>  |

The violations indicated above must be cured by \_\_\_\_\_

A follow up inspection will be conducted on: \_\_\_\_\_ at \_\_\_\_\_ a.m./p.m.

This inspection report is signed and certified under the pains and penalties of perjury

\_\_\_\_\_  
Inspected by:

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### 410.850: Right to Hearing

Unless otherwise specified in 105 CMR 410.000, the following persons may request a hearing before the board of health by filing a written petition:

- (A) Any person or persons upon whom any order has been served pursuant to any regulation of 105 CMR 410.000 (except for an order issued after the requirements of 105 CMR 410.831 have been satisfied); provided, such petition must be filed within seven days after the day the order was served;
- (B) Any person aggrieved by the failure of any inspector(s) or other personnel of the board of health:
- (1) to inspect upon request any premises as required under 105 CMR 410.000; provided, such petition must be filed within 30 days after such inspection was requested; or
  - (2) to issue a report on an inspection as required by 105 CMR 410.000; provided, such petition must be filed within 30 days after the inspection; or
  - (3) upon an inspection to find violations of 105 CMR 410.000 where such violations are claimed to exist or to certify that a violation or combination of violations may endanger or materially impair the health or safety, and well-being of the occupants of the premises; provided, such petition must be filed within 30 days after receipt of the inspection report; or
  - (4) to issue an order as required by 105 CMR 410.830; provided, that such petition must be filed within 30 days after receipt of the inspection report.

You have the right to inspect and obtain copies of all relevant inspection or investigation reports, orders, notices and other documentary information in the possession of the board of health.

You have the right to be represented at this hearing. Any affected party has a right to appear at said hearing.

**Important! Please have this notice translated immediately.**

**¡Importante! Por favor haga traducir este aviso inmediatamente.**

[Spanish]

**Importante! Fate tradurre questo avviso immediatamente.**

[Italian]

**Prè inpòtan! Fè tradui nòt sa a tousuit.**

[Haitian Creole]

**Important! Faites traduire cet avis immédiatement.**

[French]

**Importante! Mande traduzir este aviso imediatamente.**

[Portuguese]

**QUAN TRỌNG ! CẦN DỊCH CÁO THỊ NÀY LIỀN**

[Vietnamese]

**重要！請立刻將本通知翻譯成中文。**

[Chinese]

**ສົ່ງສຳຄັນ ! ຈົ່ງຮີບແປ ການປະກາດນີ້ ໂດຍດ່ວນ**

[Laotian]

**Կարեւոր. այս յայտարարութիւնը անմիջապէս թարգմանել տուէք:**

[Armenian]

**Προσοχή! Δώστε να σας μεταφράσουν αμέσως αυτή την ανακοίνωση.**

[Greek]

**សំខាន់! សូមបកប្រែនៅការប្រកាសនេះជាបន្ទាន់**

[Cambodian]