



DEPARTMENT OF
INTELLECTUAL AND
DEVELOPMENTAL DISABILITIES

**DIDD HOME INSPECTION CHECKLIST
FOR SUPPORTED LIVING AND SEMI-INDEPENDENT LIVING**

Purpose:

This checklist is used as a tool by Life Safety trained Housing Inspectors to inspect homes to be occupied by persons supported in Supported Living and Semi-Independent Living homes. Inspections are to be done prior to occupancy of a site, and within 30 months once occupied. It is important all Independent Support Coordination agencies and residential providers are aware of these items so appropriate residences are selected for people.

Inspection Codes:

****Automatic Fail:** Electricity and Water must be connected in order for the Initial inspection to be completed. If not, or if the Housing Inspector is unable to access the interior of the unit, it will result in an Automatic Fail.

****Fail:** Does not meet specified requirement acceptable for move in or continued occupancy. The deficiency found would impact the person supported and/or safety of the unit and needs correction within 30 days. Deficiencies unremediated within the required time frame are subject to monetary sanctions.

Pass: Meets specified requirement acceptable for move in or continued occupancy

Procedure:

The HCBS Settings Rule requires that the provider must comply with physical location regulations set forth by CMS *(the answer to all of these should be "yes" to meet compliance)*

Physical Location	Yes	No	Comments
The home setting is Not located in a building that is also a publicly or privately operated facility that provides inpatient institutional treatment (a NF, IMD, ICF/IDD, hospital).			
The home setting is NOT located in a building on the grounds of, or immediately adjacent to, a public institution.			
The provider does NOT own or operate multiple homes located on the same street.			
The home setting is NOT located in a gated/secured "community" for people with disabilities.			
The setting or dwelling is NOT located in a farmstead or disability-specific community.			
The home setting is NOT designed specifically for people with disabilities.			
The individuals who reside in the setting are NOT primarily or exclusively people with disabilities.			



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HCBS Settings Rules require that all persons supported live in a home that is accessible and NFPA Life Safety Code requires that occupant notification shall be provided to alert occupants of fire by audible and visible signals.

Accessibility and Protection	Yes	No	Comments
Does any person use a wheelchair or an ambulation aid?			
If so, does the person self-propel?			
Does any person have a hearing impairment?			
Does any person have a visual impairment?			

Inspection

Item #	Inspection Item	P	F	Repair req'd / Comments
100.02	Are all outlets/switches flush with the wall and do they have unbroken, tight fitting cover plates?			
100.03	Is there adequate lighting?			
100.04	Are light fixtures/ceiling fans secured to wall or ceiling?			
**100.05	Is room free from any frayed or exposed wiring? Any hazardous conditions?			
**100.06	Do all permanently installed ceiling or wall light fixtures have covers, if they were designed to have covers? If light bulb is not designed to be covered, is the bulb an appropriate CFL or LED bulb? Do light bars, etc. use appropriate style bulbs?			
**100.07	Do all windows and doors that are accessible from the outside have secure frames and acceptable locks that work? NOTE: Padlocks are not allowed.			
**100.08	Is there at least one window in the bedroom which opens to the exterior? Does this window or any other window, have minimum clearance of 5.7sq ft.?			
**100.09	Are all windows, including storm windows, airtight, free of breaks/cracks and do sashes meet? Any other deterioration? NOTE: Props are not allowed in any windows.			
**100.10	If windows are made to open, and there is no A/C do the windows have screens? If screen is necessary, is screen torn, missing, need to be replaced?			
100.11	Are exterior doors airtight, have adequate weather stripping? If storm door is present, is it properly installed?			
100.12	Are interior doors properly installed? Doorknobs properly installed? Any hazardous conditions?			



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100.13	Are closet doors properly installed? Doorknobs properly installed? Any hazardous conditions?			
100.14	Is the ceiling sound and free from hazardous defects, leaks, holes, bulges? Free of deteriorated paint?			
100.15	Are the walls and doors sound and free from hazardous defects or holes? Free of deteriorated paint?			
**100.16	Is the floor sound and free from hazardous defects, holes, bulges, soft spots or tripping hazards? Are doorway thresholds stable and secure?			
**100.19	Is there a smoke detector located in each bedroom? Outside the bedroom (hall)? On each floor, including the basement?			
**100.20	Does the smoke detector operate properly?			
**100.21	If tenant has a hearing impairment, does the bedroom smoke detector have lights?			
**100.22	Is there at least one fire extinguisher available on every floor, including the basement?			
KITCHEN				
**200.01	Are all outlets near water source (within 6', any direction) GFCI protected? Is there an equipment ground?			
200.02	Are stove and refrigerator plugged directly into an outlet? (NOTE: The stove or refrigerator cannot be plugged in to an extension cord.)			
200.03	Is there a refrigerator that freezes and cools properly? Do gaskets seal tightly? Is there at least one shelf present? If designed to have a grill, is grill present? Any hazardous conditions?			
200.04	Are cabinet doors and drawers properly installed? Knobs properly installed? Any hazardous conditions?			
200.05	Is there adequate space to store and prepare food?			
**200.06	Does the vent fan over the stove operate properly? Any hazardous conditions?			
**200.07	Is there a microwave or a stove with all burners working? Any hazardous conditions?			
**200.08	Is the oven working properly? Is the oven door secure with control knobs and door handles present? Is there at least one rack in the oven? Any hazardous conditions?			
**200.09	Is there a sink in the kitchen with hot and cold water? Are handles present? Does the water drain properly? Is there adequate water pressure?			



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200.10	Is the sink trap properly installed?			
**200.11	Are the pipes and the faucet free from leaks or drips?			
**200.12	Is there a fire extinguisher in the kitchen?			
BATHROOM				
**300.00	Are all outlets near water source (within 6', any direction) GFCI protected? Is there an equipment ground?			
**300.01	If window is used for ventilation, is there a screen? Is screen torn, missing, need to be replaced?			
**300.02	If no window, is there a vent fan present? Does vent fan operate properly?			
**300.03	Is there a sink in the bathroom with hot and cold water? Are handles present? Does the water drain properly? Is there adequate water pressure?			
300.04	Is the sink trap properly installed?			
**300.05	Are the pipes and the faucet free from leaks or drips?			
**300.06	Does the toilet flush and shut off properly? Is it free from leaks/cracks, and does it have a toilet seat and tank top? Is the toilet anchored securely to the floor?			
**300.07	Is there a tub or shower with hot and cold running water? Are handles present? Does the water drain properly? Is there adequate water pressure?			
**300.08	Is the tub or shower free from leaks or drips and sharp objects? Is there a need for caulking in or around the tub/shower area?			
300.09	Is there a door, curtain, etc. for privacy?			
UTILITIES				
400.00	TYPE OF HEAT: GAS OR ELECTRIC			
400.01	Is unit free of any unvented gas space heaters?			
400.02	If there are gas or wood stoves, are the flues properly installed with secure pipes?			
400.03	Are collars present and installed securely, with no visible openings?			
**400.04	If gas utilities, is there a carbon monoxide detector present on each floor? If attached garage, is there a carbon monoxide detector present?			



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500.00	Is water heater GAS or ELECTRIC ?			
**500.01	Is there a temperature pressure relief valve with a 3/4" overflow pipe? Does the overflow pipe extend to within 6" of the floor or to the exterior of the unit?			
500.02	Gas water heater: Is the flue secure?			
**500.03	Gas water heater: Is collar present and installed securely, with no visible openings?			
**500.04	Gas water heater: If located in living or sleeping area, is it enclosed (a "shield" that is secured to the wall or floor, provides ventilation, and is at least 6" higher than the water heater)?			
500.05	Electric water heater: Is the wiring enclosed?			
**500.06	Are there any hazardous or combustible materials stored on top of or near the water heater?			
500.07	Are cover panels present and securely installed?			
**500.09	Any leaks, rust or corrosion in water, odors, adequate pressure, or other problems?			
500.10	Specify Sewer System: PUBLIC or SEPTIC			
**500.11	If septic system, is there any evidence of water and /or sewage in the yard?			
GENERAL HEALTH AND SAFETY				
**600.00	If there are security bars on windows, does at least one in each room without an exterior door open from the inside?			
**600.01	Are all escape windows below 20' of ground level?			
600.02	**Are all steps present, stable and secure?			
**600.03	If there are four or more steps, or the steps are 30" or higher and one side of the steps is exposed (open), is there one secure handrail with slats, lattice, spindles, etc. to prevent a person from falling through?			
**600.04	If there are four or more steps, or the steps are 30" or higher and both sides of the steps are exposed (open), are there two secure handrails with slats, lattice, spindles, etc. to prevent a person from falling through?			
**600.05	For interior stairs and common halls with four or more steps, or the steps, balconies, or ledges are 30" or higher, is there a secure handrail?			
**600.06	Are there any hazardous or failing conditions in the walls, floors, ceiling, windows, doors, etc.?			



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**600.08	Is there evidence of insect, mice, vermin infestation?			
**600.09	Is the unit free from garbage and debris?			
**600.10	Are window air conditioners free of any exposed or frayed wiring, or any other hazardous conditions?			
600.11	Is window air conditioner installed in such a manner that daylight cannot be seen above or around it? Is cover present on window air conditioners?			
**600.12	Unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?			
**600.13	Is there an emergency evacuation plan available in the unit? If more than one story, is there an emergency evacuation plan available on each floor?			
BREAKER/FUSE BOX				
**700.00	Is there a metal cover secured over fuse/breaker box? Are there any hazardous conditions inside or around the fuse/breaker box (exposed or frayed wiring, openings or holes around the box, etc.)?			
**700.01	Are there any openings inside the fuse/breaker box? NOTE: "knock-out" caps or "dead" fuses are required.			
EXTERIOR				
**800.00	Are the grounds free of garbage and debris?			
800.01	Are there covered trashcans or dumpsters for the tenants' use?			
**800.02	Are the site and immediate neighborhood free from conditions which would endanger the health and safety of the residents?			
800.03	Are all "out buildings" in sound condition?			
800.04	Are all large exterior painted surfaces free of deteriorated paint?			
800.05	Is the foundation free from large cracks and does it appear stable?			
800.06	Are all vents and crawl spaces covered?			
**800.07	Are all stairs, rails and porches secured?			
**800.08	Are steps present, stable and secure?			
**800.09	If there is a porch, balcony, carport, or any other exposed area 30" or higher, is there a secure rail with adequate protection (such as slats, lattice, spindles, etc.) to prevent a person from falling through?			



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**800.10	If there are four or more steps 29" or less in height, is there at least one handrail with adequate protection (such as slats, lattice, spindles, etc.) to prevent a person from falling through??			
**800.11	If there are four or more steps, or the steps are 30" or higher, and one side of the steps is exposed (open), is there one secure handrail with slats, lattice, spindles, etc. to prevent a person from falling through?			
**800.12	If there are four or more steps, or the steps are 30" or higher and both sides of the steps are exposed (open), are there two secure handrails with slats, lattice, spindles, etc. to prevent a person from falling through?			
800.13	Is the sidewalk and/or driveway free from large cracks or holes and do they appear stable?			
800.14	Any sign of roof damage or leaks?			
800.15	If gutters, downspouts, and shutters are present, are they sound/secure?			
800.16	Any signs of leaks or drips from hydrants?			
800.17	Is exterior free from holes, missing siding, and does it appear airtight?			
800.18	Is chimney sound, stable, and free from any apparent hazards?			
800.19	Do plumbing vent pipes extend above the roofline?			
800.20	Do gas or wood stove and/or gas water heater flues extend above the roofline?			
**800.21	Are there any loose, frayed, or exposed wires that could be hazardous?			
MOBILE HOMES				
**900.00	Are there tie downs? NOTE: If tie downs are inaccessible by the inspector, please note in comments.			
900.01	Is underpinning present: Is it installed securely with no large openings?			
**900.02	Is unit free of vent-less gas heater?			
900.03	If there is a wood burning stove present, is there a permanently installed, primary source of heat? NOTE: Wood burning stoves are not allowed as the primary source of heat in a mobile home.			