

Contact Us

If you have any questions or concerns about an upcoming inspection, please call or email us before your inspection date.

Our Staff

Kevin Donaher, Director, Inspectional and Property Owner Services
617.425.6702 | Fax 617.532.7553
Kevin.Donaher@metrohousingboston.org

Howard Wensley, Inspection Manager
617.425.6656 | Fax 617.532.7533
Howard.Wensley@metrohousingboston.org

Carlos Hoffens, Inspections Supervisor
617.425.6652 | Fax 617.532.7514
Carlos.Hoffens@metrohousingboston.org

About Metro Housing|Boston

Metro Housing|Boston empowers families and individuals to move along the continuum from homelessness to housing stability. Serving more than 25,000 households annually, we work seamlessly to bridge the gaps among government, nonprofits, and corporations to continually increase our impact.

Our broad array of programs and services, as well as our extensive network of property owners and fellow service providers, allow us to address a wide range of issues, including preventing evictions and homelessness, helping people find suitable homes, and making rent more affordable.

Metro Housing|Boston
1411 Tremont Street
Boston, MA 02120-3401
617.859.0400
www.metrohousingboston.org

A Guide to Inspections

For Owners & Tenants

What you need to know to pass your inspection the first time.



Metro Housing[™]
B O S T O N

People First. Housing Always.



Why we perform inspections...

Our goal is to have families live in decent, safe, and sanitary housing.

Apartments are required to be inspected on an annual or biennial basis. This frequency depends on the quality and history of maintaining apartments in compliance with Housing Quality Standards (HQS). Inspections can also take place for the following reasons: A new tenant is about to move into an apartment, a tenant or property owner has made a complaint, or an audit inspection.

Our Mission

We mobilize wide-ranging resources to provide innovative and personalized services that lead families and individuals to housing stability, economic security, and an improved quality of life.

We want to make sure your unit passes inspection the first time.

Before scheduling a new unit inspection, make sure...

The unit is vacant and free of tenant possessions.

All work required to make the apartment “move-in ready” (painting, floor and appliance installations) has been completed.

The utilities (gas, electricity, and water) are on.

The inspector will have access to all common areas of the building, including basement and boiler room.

Excess clutter is removed from basements, hallways, and stairways.

This document has been compiled by the Inspectional Services Team at Metro Housing. The team conducts more than 20,000 inspections per year in the Greater Boston area.

So you can avoid additional inspections, make sure...

There are sufficient smoke and carbon monoxide detectors installed and operational.

There are CO detectors installed outside each bedroom within 10 feet of the door.

All windows open, close and lock.

Screens are installed and free of holes.

The hot water temperature is between 110-130 degrees Fahrenheit.

There is an anti-tip bracket installed on the stove and burners are at or above counter height.

The building is free of rodents and insects.

The kitchen and bathroom floors are waterproof, free of cracked or missing tiles, and that the grout is clean and not damaged.

The caulking around tubs, sinks, and back-splashes is in good condition.

If included, the refrigerator door gasket is in good condition.

There are handrails where there are four or more steps.

A window or a working ventilation fan is present in all bathrooms and is exhausted to the exterior.