



What Inspectors Look for During a Rental Housing Inspection

Exterior / Grounds

- All exterior surfaces, including but not limited to: siding, roofs, foundations, doors, door and window frames, cornices, porches, trim/fascia, balconies, decks, fences and accessory structures must be maintained in good condition and be structurally sound so as not to pose a threat to the public health, safety or welfare.
- The most common problem found in rental properties is the accumulation and improper management of trash, refuse or rubbish. Besides rubbish accumulation, this includes exterior storage, trash / recycle cart use and placement, materials placed between garages, inside window wells or along the alley Right-of-Way.
- For multi-unit residential buildings with four or more units:
 - Space must allow for service provider recycling containers to have a weekly service capacity of at least 0.1 cubic yards per dwelling unit (code 50.06.D.3), Ordinance 110, 16.03
 - Each trash collection container or chute must have equal access and be colocated within 10 feet from a recycling container or recycling chute (code 50.06.E.3), Ordinance 110, 16.05.
 - Spaces must allow for a sufficient number of containers in public and private locations, including communal and waste storage areas to collect trash and the County's designated list of recyclables, without overflow (Designated recyclables: paper and cardboard; glass bottles and jars; metal cans; plastic bottles, containers and jugs labeled #1, #2 and #5) (code 50.06.D.4), Ordinance 110, 3.01, 16.03 and 16.05.
- Trees touching electrical lines. Condition of exterior electrical wiring, garage wiring. No extension cords used in-lieu of permanent wiring.
- Grass / weeds over 12" tall. Condition of fences. Improper composting operations, brush / branch piles. Trees touching roofs. General grading and pitch of walks, patios to shed water away from the dwelling.
- Condition of walks, driveways, stoops, steps, hand/guardrails, decks, gutters and downspouts. Gutter systems are not required, but minimum standards apply, if a system is present.
- Loose, missing or decayed siding, trim at all structures including condition of doors and jambs.
- Damaged roofing material or signs of leaking roofs.
- General level of maintenance at all windows including screens, missing paint /putty, jagged or missing or cracked glass.
- Excessive peeling or missing paint.
- Condition of chimney.
- Escape access and ladders (if required) at egress wells.

Garages

- Interiors are inspected if renter is to have access and if there is electrical power in the garage.
- Garage exteriors are inspected as detailed above

Interior Rooms

- Condition of stairways, hand and guardrails including guardrail height. Lighting over stairs. Heating system, heat distribution. General level of maintenance.
- Water heater, WH venting and general condition, water pipes and drain lines, leaks, improper repairs, proper venting.
- General condition of plumbing fixtures.
- Gas fired appliances, their flues and gas lines including supply lines to yard grills.
- Dryer exhaust venting and condition.
- Electrical panel labeling.
- General conditions at habitable rooms. Electrical cover plates, excessive reventing normal room maintenance.
- Compliance with occupancy standards (overcrowding).
- Kitchen conditions including: sanitation, food prep surfaces, range, micro, refrigerator, walls, cabinets, appliances, floor.
- Bathroom conditions including sanitation, leaks and fixture condition, ventilation, walls and floors.
- Window operation. Painted shut, broken sash ropes, drop hard, sash locks, clear opening dimensions in sleeping rooms (egress), etc.
- Storm doors (if present) and condition, missing parts, damage, deadbolts at main entry doors.
- Patio door locks.
- Smoke detectors installed per manufacturer specification in every bedroom, hall adjacent to bedroom and on every floor.
- CO2 detectors installed per manufacturer specifications within 10' of every bedroom

Some items on this list may not apply to your property.

If you have questions, call the Code Enforcement Officer at 651-480-2376