



Residential Rental Inspection Services

Health and Safety Explanations

Item #	Part I: Exterior Inspection	Health & Safety Explanation
1.1	<u>Legible and Visible Address Number and Unit Identification</u> (Address numbers clearly visible from street/number or letters for units- minimum 4 in high, if new)	Enables emergency responders to quickly locate the property in the event of a time sensitive emergency.
1.2	<u>Roof</u> (Must be free from any visible holes or penetrations that allows outside elements - rain & cold - in and heated air out.)	Prevents water intrusion and structural damage.
1.3	<u>Storage of Junk and Rubbish and/or Overgrown Vegetation</u> (Household trash, tires, scrap wood, scrap metal, etc. shall be stored and protected in an orderly fashion as to not be an attractive nuisance – Property must be clear from any overgrown/dry vegetation and/or weeds capable of being ignited and endangering the property)	Reduces fire hazards, pest infestations, and blight.
1.4	<u>Dumpsters/Trash Cans</u> (Must be in enclosure if provided/stored out of public right-of-way/ free from trash overflow)	Prevents pest attraction and maintains sanitation.
1.5	<u>Inoperable/Unregistered Vehicles</u> (Inoperable vehicles must be stored out of the front yard or exterior side yard and on a paved surface)	Prevents blight and environmental hazards.
1.6	<u>Foundation Vent Screens/Crawl Space Covers</u> (Spaces must be properly covered. Screens must be in good working condition)	Blocks rodent entry and moisture intrusion.
1.7	<u>Stairways – Landings/Treads/Risers/Balusters</u> (Should be in good condition/free from visible structural defects (loose threads, missing balusters or handrails, rotting or deteriorating materials) and anything that could cause a trip or fall hazard.)	Prevents trip and fall injuries.
1.8	<u>Exterior Walkways/Exit Passageways/Common Areas</u> (Must remain clear at all times and in a safe and sanitary condition)	Ensures safe egress during emergencies.
1.9	<u>Exterior Lighting</u> (Approved lighting fixtures at entrance/exiting doors, all exterior hallways, as applicable)	Improves safety, deters crime, and prevents trip and fall injuries.
1.10	<u>Electrical Panel</u> (Must have a panel cover and breakers labeled with appropriate identification, as applicable)	Prevents electrical hazards and ensures proper circuit identification.
1.11	<u>Water Heaters</u> (Must have proper strapping, proper drain lines, and venting)	Permitted installation is crucial to ensure health and safety. It helps prevent carbon monoxide poisoning, fires, explosions, and water damage. Proper earthquake strapping ensures stability in the event of an earthquake.
1.12	<u>Exterior Surfaces</u> (Surfaces shall be protected by painting or other protective covering from the elements)	Protects structure from weather damage.
1.13	<u>Infestation</u> (Property must be clear of all infestations - insect, rodent, etc.)	Prevents health hazards from pests.
For Multi Family (3+ units) Only		
1.14	<u>Fire Extinguishers</u> (Must be properly serviced, labeled, and stored – minimum size 2A10-BC)	Provides immediate fire suppression capability.
1.15	<u>Fire Sprinkler System</u> (If provided – Certification of 5 year inspection required)	Controls fire spread and saves lives.
1.16	<u>Electrical/Gas Meters</u> (Must have proper labeling, be properly protected, and must not be tampered with. Utilities in an exterior closet or room may require signage)	Prevents tampering and ensures safety.
1.17	<u>Existing Fire Lanes Clearly Marked</u> (Signage or paint or both needed)	Ensures emergency vehicle access.



Residential Rental Inspection Services

Health and Safety Explanations

Item #	Part II: Interior Inspection	Health & Safety Explanation
2.1	<u>Hot/Cold Running Water</u> (Unit must have hot and cold running water)	Required for sanitation and health.
2.2	<u>Electrical Power</u> (Unit must have electrical power)	Required for lighting and safe appliance use.
2.3	<u>Heat</u> (Unit must have a functioning adequate heating source – This excludes portable heating units)	Required for maintaining human health, safety, and survival.
2.4	<u>Sewage System</u> (Unit must have a functioning sewage system and must be clear of any surfacing sewage indoors or outdoors)	Required for preventing contamination, serious illness, and disease.
2.5	<u>Entry Doors</u> (Must be in good condition – Locks on doors must not exceed 48” in height, unless otherwise allowed. No double key lock on entry door)	Provides security and safe egress.
2.6	<u>Exits</u> (One main door per unit & escape/rescue window per bedroom. There must not be any double key locks on any exit doors throughout the unit)	Ensures emergency escape routes.
2.7	<u>Infestation</u> (Unit must be clear of any infestations – insect, rodent, etc.)	Prevents health hazards from pests.
2.8	<u>Smoke Alarms</u> (Must be working, in good condition and properly installed in each room used for sleeping, hallways leading to rooms used for sleeping, and in all levels including basements.)	Alerts occupants to fire danger.
2.9	<u>Carbon Monoxide Alarms</u> (Must be working, in good condition and properly installed at every level including basements)	Detects deadly carbon monoxide.
2.10	<u>Mechanical</u> (All mechanical equipment in the unit must properly function including; appliances, venting systems, thermostats, air conditioning unit – if provided, etc.)	Ensures safe operation of HVAC and appliances.
2.11	<u>Electrical and Electrical Sub Panel</u> (All wiring and electrical components must be in good working condition – no spliced wiring, no exposed wiring, and all outlets and switch plates must have appropriate coverings/GFCI in bath and kitchen operational, if applicable. All breakers in the sub-panel must be properly labeled and identified, no open slots or exposed wires.)	Prevents shock and fire hazards.
2.12	<u>Plumbing</u> (Unit must have proper plumbing throughout unit – sink, toilet, bathtub or shower, no leaks, must have P- traps, toilets must be secured to ground and sinks must be secured to walls, etc.)	Prevents cross-contamination, leaks and water damage.
2.13	<u>Food Prep Area</u> (Are required in kitchens – sink and counter)	Provides sanitary space for food handling.
2.14	<u>Windows</u> (All windows must have adequate weather protection – no broken glass/plastic coverings, etc. - be in good condition and have locking mechanisms that function without use of key or special knowledge. If window bars or screens are present they too must function without use of key or special knowledge.)	Provides ventilation and emergency escape and rescue. Deters crime and increases security.
2.15	<u>Flooring</u> (Floors must not be in a defective or deteriorating condition that could cause a trip or fall hazard or impact sub-flooring)	Prevents trip and fall hazards and structural damage.
2.16	<u>Sub-flooring</u> (Must be in good condition without buckling or sagging which suggests structural defects)	Maintains structural integrity. Prevents trip and fall hazards.
2.17	<u>Walls</u> (Must be good habitable condition clear of large holes, missing sections, etc.)	Maintains habitability and prevents exposure and pest intrusion.
2.18	<u>Ceiling</u> (Must be in good repair, must not be collapsing, buckling or sagging suggesting structural defects or roof leakage)	Prevents collapse and water intrusion.