

Inspections Checklist

Site Grounds and Building Exteriors

- Are property addresses and unit numbers present and visible?
- Is the exterior (siding and/or paint) in good condition?
- Are all accessory structures (garage, shed, etc.) in good condition?
- Does the roof leak? And is roofing in good repair?
- Are the steps, decks, and landings in good condition?
- Has graffiti been removed from property?
- Are all fences and walls in good repair?
- Are all sidewalks, driveways and parking areas in safe and sound condition? (Free from pot holes, clearly marked stalls, handicap markings, etc.)
- Are the gutters and/or downspouts in a good state of repair and directing rainwater away from the structure?
- Is the yard free of junk, trash, or debris? Are there items being stored outside that belong indoors?
- Are there inoperable, junk or unlicensed vehicles on the property?
- Are any swimming pools maintained in a sanitary condition? (Stagnant water, non-working pumps, etc.)

Fire Safety

- Are smoke detectors located according to Fire code and functional?
- Are fire extinguishers located on property in accordance with California Fire Codes?

Doors

- Do door locks and fixtures in working order?
- Are all exterior doors weather tight and in good working order?

Windows

- Are there any broken or badly cracked windows?
- Are all windows weather tight and in good working condition (capable of remaining open without a means of support)?
- Do the windows have locks in good working order?
- Do the required operable windows have screens without rips, tears or holes?
- Does every sleeping area have an operable window?

Walls, Ceilings and Floors

- Are the walls and ceilings properly maintained, free from peeling paint, water intrusion or other damage. and maintained in a sanitary condition?
- Is the carpet ripped, torn, extremely soiled or otherwise causing a tripping hazard?
- Are the floors structurally sound?
- Do all habitable rooms have ceilings at least 7 feet in height?

Electrical System

- Are all cover plates for outlets, switches and junction boxes in place?
- Are all switches, outlets and electrical fixtures in good working order?
- Is there any faulty or exposed electrical wiring?
- Are breakers labeled?

Mechanical

- Does each habitable rooms have adequate heat (at least 70° 3ft above the floor)?
- Are all mechanical devices and appliances (Refrigerator, microwave, AC Units Stove, hot water heater, thermostat, Etc.) maintained , in working condition and installed to code?
- Are filters for heating and exhaust units changed routinely?

Plumbing

- Do plumbing fixtures have adequate water pressure and do they operate properly?
- Do any supply or drain lines leak? And are all fixtures maintained?
- Do all fixtures have proper traps to prevent the infiltration of harmful sewer gases?

Bathrooms

- Are all the of bathroom fixtures working properly?
- Is there an operable window or adequate mechanical ventilation?

Miscellaneous Site and Interior

- Are all counter tops and cabinets in good repair? (e.g. free of broken tiles, damaged or missing doors)
- Are units free of pest infestation? (e.g. roaches, rats, termites etc.)
- Do occupied units have adequate utilities? (Electric, Water, and waste removal services for site)