



Rental Housing Inspection Program
 675 Wildwood Avenue
 Rio Dell, CA 95562
 (707) 764-5642
 cityofriodell.ca.gov

Rental Housing Inspection Checklist

Inspector: Building Inspector Community Services Officer

Self-Certification – Owner Self-Certification – Owner Authorized Representative

| | | | | | |
|---|---|------|------------|-----|--|
| Owner Information (Please print legibly) | | | | | |
| First Name: | | | Last Name: | | |
| Phone Number: | | | Email: | | |
| Owner Authorized Representative (Please print legibly) | | | | | |
| First Name: | | | Last Name: | | |
| Phone Number: | | | Email: | | |
| Property Information (Please use on from per address or unit) | | | | | |
| Address: | | | APN: | | Unit #: |
| Item # | Part I Exterior Inspection | PASS | FAIL | N/A | Code & Section |
| 1.1 | Address numbers are clearly visible from the street. | | | | IPMC 304.3 CFC 505.1 |
| Comments: | | | | | |
| 1.2 | Roof components shall not be damaged or missing. | | | | IPMC 304.7 HSC 17920.3(g) |
| Comments: | | | | | |
| 1.3 | Exterior property and premises shall be clean, safe, and sanitary. | | | | IPMC 302.1 RDMC 8.10.020 |
| Comments: | | | | | |
| 1.4 | Exterior property and premises shall be maintained from excess plant/vegetation growth. | | | | IPMC 302.4 RDMC 8.10.200 CFC 14875 |
| Comments: | | | | | |
| 1.5 | Inoperable or unregistered vehicles must be stored out of the front yard, on an all-weather surface. | | | | IPMC 302.8 RDMC 8.10.020 |
| Comments: | | | | | |
| 1.6 | Appropriate trash containers, free from overflow, not visible from the public right of way or street. | | | | IPMC 308 RDMC 8.05.070 |
| Comments: | | | | | |
| 1.7 | Stairways, decks, porches, and balconies should be in good condition/free from visible structural defects and trip or fall hazards. | | | | IPMC 304.10 HSC 17920.3(g) |
| Comments: | | | | | |
| 1.8 | Exterior sidewalks and driveways must remain clear at all times and in a safe and sanitary condition. | | | | IPMC 302.3 |
| Comments: | | | | | |

| Item # | Part I Exterior Inspection | PASS | FAIL | N/A | Code & Section |
|-----------|---|------|------|-----|---|
| 1.9 | Luminaires and receptacles shall be protected from water exposure. | | | | IPMC 604.3.1 CEC 406.9 |
| Comments: | | | | | |
| 1.10 | Door(s) and hardware are in good operable condition. Locks shall tightly secure the door(s). Deadbolts are required at entry/exit doors. | | | | IPMC 304.15 CCC 1941.3 |
| Comments: | | | | | |
| 1.11 | Window(s) free from leaks or cracks, screens present and undamaged. Window(s) shall be easily openable and held in position by hardware. | | | | IPMC 304.13 IPMC 304.14 HSC 17920.3(g) |
| Comments: | | | | | |
| 1.12 | Exterior walls shall be free from holes, breaks, and loose or rotting materials. | | | | IPMC 304.6 HSC 17920.3(g) |
| Comments: | | | | | |
| 1.13 | Structures and exterior areas shall be kept free from rodent harborage and infestation. | | | | IPMC 302.5 HSC 17920.3(a) |
| Comments: | | | | | |
| 1.14 | Accessory structures shall be maintained structurally sound and in good repair. | | | | IPMC 302.7 |
| Comments: | | | | | |
| 1.14 | Swimming pools and hot tubs shall be safe and maintained in good repair. | | | | IPMC 303 |
| Comments: | | | | | |
| Item # | Part II Interior Inspection | PASS | FAIL | N/A | Code & Section |
| 2.1 | Interior rooms and surfaces shall be maintained in a good clean and sanitary condition. | | | | IPMC 305.1, 305.3, 308.1 HSC 17920.3(a) |
| Comments: | | | | | |
| 2.2 | Stairs and walking surfaces shall be maintained in sound condition and in good repair. | | | | IPMC 305.4 |
| Comments: | | | | | |
| 2.3 | Every handrail and guard shall be maintained in good repair. | | | | IPMC 305.5 |
| Comments: | | | | | |
| 2.4 | Property must be clear of all infestations - insects, rodents, etc. | | | | IPMC 309.1 HSC 17920.3(a) |
| Comments: | | | | | |
| 2.5 | The water supply system shall be installed, maintained, and capable of supplying all fixtures. | | | | IPMC 505.3 HSC 17920.3(a) |
| Comments: | | | | | |
| 2.6 | Water heating facilities shall be properly installed with approved relief valves, earthquake straps, and capable of providing and water to every fixture. | | | | IPMC 505.4 HSC 17920.3(a) |
| Comments: | | | | | |

| Item # | Part II Interior Inspection | PASS | FAIL | N/A | Code & Section |
|-----------|---|------|------|-----|--|
| 2.7 | Plumbing fixtures shall be properly installed and maintained in working order. | | | | IPMC 505.3 HSC 17920.3(a) |
| Comments: | | | | | |
| 2.8 | Heating facilities capable of maintaining a minimum temperature of 65° F in all habitable spaces. | | | | IPMC 602.1, 602.2 HSC 17920.3(a) |
| Comments: | | | | | |
| 2.9 | Electrical fixtures and/or cover plates are present and undamaged. | | | | CEC 406.5, 406.6 |
| Comments: | | | | | |
| 2.10 | Receptacles and switches properly installed and operable | | | | CEC 314 |
| Comments: | | | | | |
| 2.11 | Extension or flexible cord not used as permanent wiring. | | | | CEC 400.12, IPMC 605.4 |
| Comments: | | | | | |
| 2.12 | A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public right of way. | | | | IPMC 702 CRC 310 & 311 |
| Comments: | | | | | |
| 2.13 | Smoke detectors are present and operable in each sleeping area and adjacent hallway. | | | | IPMC 704.6 |
| Comments: | | | | | |
| 2.14 | CO detectors are present and operable in each required location. | | | | IPMC 705 |
| Comments: | | | | | |

Comments _____

Inspector – Print Name: _____

Inspector Signature: _____ Date: _____

Self-Certification – Print Name: _____

Self-Certification – Signature: _____ Date: _____

Tenant- Attesting – Print Name: _____

Tenant- Attesting – Signature: _____ Date: _____