Smoke detectors are working, and are located in hallways leading to rooms used for sleeping purposes. Must be in good condition, must not be buckling or sagging.

Surfaces are in good condition, no significant cracked, chipped or missing pieces, and not missing or broken glazing. Bedroom egress windows are not blocked by furniture or air conditioners, or are installed and maintained in compliance with the Code in effect at the time of their original installation.

Unit must have proper plumbing throughout unit – no leaks, must have P-traps, must have proper caulking, toilets must be secured to ground and sinks must be secured to walls. Water heaters are installed in an approved location, and have seismic strapping, operable temperature relief valve and drain line, venting, and a minimum 110 degrees water temperature.

Unit must have electrical power

Unit must have hot and cold running water

All doors and door jambs have strike plates that are secure, not loose; entry doors have a standard deadbolt with thumb latch at interior, locking mechanisms do not exceed 48” in height, a peephole, and are weather sealed.

Vector Infestation or Rodent Harborage

(A unit must be clear of any infestations)

Mechanical

(A all mechanical equipment in the unit must properly function including: appliances, venting systems, thermostats, smoke detectors, carbon monoxide detector, air conditioning unit – if provided, etc. Bathrooms must have operable window or exhaust vent)

Electrical

(A all wiring must be in good working condition – no spliced wiring, no exposed wiring, and all outlets and switch plates must have appropriate coverings. Electrical panel must be labeled. GFCI outlets must function and be installed in bathrooms, kitchen, exterior, and garage)

Plumbing

(Unit must have proper plumbing throughout unit – no leaks, must have P-traps, must have proper caulking, toilets must be secured to ground and sinks must be secured to walls. Water heaters are installed in an approved location, and have seismic strapping, operable temperature relief valve and drain line, venting, and a minimum 110 degrees water temperature.)

Counters and Sink Surfaces

(Surfaces are in good condition, no significant cracked, chipped or missing pieces, and not constructed with porous material)

Windows

(All windows must have proper weather protection and can be opened and closed easily, and have no missing or broken glazing. Bedroom egress windows are not blocked by furniture or air conditioners, and any security bars can be released from the interior.)

Flooring

(Floors must be in good condition, free from holes/missing pieces and do not create a trip hazard or unsanitary conditions)

Foundation/Sub-flooring

(Must be in good condition, must not be buckling or sagging)

Walls/Ceiling

(Walls must be clear of holes, missing sections, must not be collapsing, buckling or sagging)

Smoke Detectors/Carbon Monoxide Detectors

(Smoke detectors are working, and are located in hallways leading to rooms used for sleeping purposes or are installed and maintained in compliance with the Code in effect at the time of their original installation. Carbon Monoxide detectors are located outside each sleeping area and on each level of a dwelling including basements. Installation must be per manufacturer’s instruction and per California Building Code)

I certify that I have inspected the aforementioned unit and that the information above is true and correct to the best of my knowledge. (Provide a copy of this form to the tenant and keep a copy for your files. Do not send copies to Code Enforcement.)

Name (Please print): ___________________________ Phone Number: ___________________________

Relationship to the Property: ___________________________

Signature: ___________________________ Date: ___________________________

Tenant Signature: ___________________________ Date: ___________________________

Audit inspections will be done randomly and property owners/managers will be required to produce proper documentation within 72 hours after notification (16.20.906 (D, E, F) of the Sacramento County Code.)