

EXTERIOR

1. Adequate Sanitation

- a. Building and grounds kept clean, sanitary, and free from garbage.
 - i. Check Box: Checked if Conditions Appear to be Tenant Caused (Unit Will Not Fail Inspection if Landlord Provides Documentation that Condition was not Present at Time of Commencement of Lease)
- b. Adequate Garbage Receptacles if provided by landlord (Option for N/A on Inspection Checklist)
- c. Sewage Disposal System (no evidence of raw sewage)

2. Structural

- a. Foundation Does not Pose Risk to Safety
- b. Wiring Maintained in Good Working Order
- c. Roof and Roofing Supports Appear to be Maintained in Good Working Order (Structurally Sound, Waterproof and Does Not Pose Risk to Safety)
- d. Exterior Walls with Effective Waterproofing and Weather Protection
- e. Windows Maintained in Good Working Order (Capable of Locking and Screens – *if intended for use* - in Good Condition)
- f. Electrical Maintained in Good Working Order (includes Panels/Meters)
- g. Water Heaters Maintained in Good Working Order (Installed in safe and good working order, including seismic strapping)
- h. Landing, Stairways and Railing in Good Condition
- i. Chimney Does not Pose Risk to Safety (if applicable - not a pass/fail item but potential referral to additional enforcement activity)
- j. Common Areas in Safe and Sanitary Condition (Walkways free of tripping hazard, pool fencing etc.) (not a pass/fail item but potential referral to additional enforcement activity)

INTERIOR

1. **INTERIOR:** Adequate Sanitation

- a. Hot and Cold Running Water (Water Supply Connected to Sewage Disposal System Maintained in Good Working Order)
- b. Heating System Maintained in Good Working Order
- c. Cooling System in Good Working Order (If part of original construction, N/A Box)
- d. Electrical Maintained in Good Working Order
- e. Unit Clear from Infestation (pest, rodent, bedbugs, vermin etc.)
 - i. Check Box: Checked if Infestation Exists and Appears to be Tenant Caused (Unit Will Not Fail Inspection if Landlord Provides Documentation that Unit was Clear at Time of Commencement of Lease)
 - ii. NOTE: Regardless of cause, to be corrected.
- f. Paint Intact if Built Prior to 1978 (Deteriorated or Disturbed Paint Requires Proper Abatement)
- g. Appearance of Mold (excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use)
 - i. Check Box: Checked if Inspector observation of a mold-like substance exists, and appears to be tenant caused. (Item Will Not Fail Inspection if Landlord Provides Documentation that Unit was Clear at Time of Commencement of Lease)
 - ii. NOTE: Regardless of cause, to be corrected.

2. **INTERIOR:** Structural

- a. Floors, Stairway, and Railings Maintained in Good Working Order
- b. Effective Weatherproofing and Weather Protection of Roof and Exterior Walls Wiring Maintained in Good Working Order)
- c. Ceilings Display No Evidence of Leak(s)
- d. Plumbing and/or Gas Facilities Maintained in Good Working Order (includes gas fireplace)
- e. Windows/Window Locks (Windows intended for opening can be opened, no missing or broken glazing, egress windows not blocked, security bars can be released from the interior)
- f. Doors (Main Swinging Door Secured, Standard Dead Bolt at Interior, and Weather Sealed)
- g. Smoke Detectors in Good Working Order
- h. Carbon Monoxide Detectors in Good Working Order (if applicable)