



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 one for 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: _____

Tenant Attesting is Required if the Unit is Occupied