

Unit Inspection Preparation

Are You Prepared?

Landlords, are you ready for the next inspection of your units? Here are a few examples of common fail items and how to correct them:

CEILINGS/WALLS

Repair any cracked plaster or holes. Repair water damages and correct the source of the leakage.

DOOR/CABINETS

Missing doors, knobs, locks, stops and loose or missing thresholds must be repaired or replaced. All doors must be secure when closed, and weather tight. Sliding doors must have guides. Doors are to be unobstructed and be able to fully open in case of an emergency.

LOCKS

As required by California law, each entrance door (other than a sliding door) must be equipped with a deadbolt lock. Interior doors may only have privacy locks.

FLOORS

Torn, damaged cracked or missing tiles/linoleum must be repaired/replaced. Carpeting should be clean. Torn, damaged or severely worn carpeting must be replaced.

ELECTRICAL

The entire unit, interior and exterior, must be free from electrical hazards. There may be no loose, hanging, or exposed wires. All three-prong outlets must be wired correctly. There may be no cracks on power outlet sockets & cover plates.

PLUMBING/FIXTURES/BATHROOMS

Repair leaking faucets and clogged drains. Repair/seal chipped porcelain on sinks, basins and tubs. Install tub and basin stoppers. The bathroom must have either an operable window for ventilation or an exhaust fan. Check for moisture build up that can lead to mold. Treat and remove mold on ceiling or walls. The hot water tank's pressure release valve must have a discharge line extending downward to six inches from the floor. The water heater must be secured by two straps or anchors.

SMOKE DETECTORS/CARBON MONOXIDE ALARM

There must be at least one working smoke detector for each living level and outside of sleeping rooms and inside each sleeping area (10-year sealed battery or hardwired). If the dwelling unit is occupied by any hearing-impaired person, smoke detectors must have an alarm system designed for hearing impaired persons as specified in NFPA 74 (or successor standards). Carbon Monoxide Alarm must be installed in the immediate vicinity of each bedroom and on each living level.

WINDOWS

Repair/replace cracked, broken, missing and boarded up windows. Windows must operate properly be weather tight and be able to be locked.

GENERAL HEALTH/SAFETY

Units are to be free of accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages stagnant water, combustible materials, and similar materials or conditions which can a fire, health or safety hazards.

Where there are four or more consecutive steps, handrails must be securely attached. This applies to both the interior and exterior of the unit.

The entire unit, both inside and outside, including window frames, must be free of cracking, scaling, chipping, and loose paint. This prevents exposure to possible lead-based paint hazards.

The heating system in the unit must be in working order and capable of maintaining an interior temperature of 65 degrees Fahrenheit between October 1 and May 1.

All utilities must be on to determine if appliances, plumbing and electrical components are functioning properly