



# RENTAL REGISTRATION INSPECTION CRITERIA

# COMMUNITY SERVICES DEPARTMENT

OFFICE PHONE - 972/744-4180 • FAX - 972/744-5802

The information listed below describes general items that will be included in an inspection of rental property. The list is not all-inclusive, but gives the main inspection areas and items associated with those areas. Questions regarding these items or any others related to rental property inspection should be directed to the Building Inspection Department at 972-744-4193.

### All Areas:

condition of windows and doors – missing, broken, weather tight condition of walls and ceilings – holes, cracks and damage to sheetrock condition of all accessory structures – location, structural condition rooms for sleeping purposes – provide every bedroom occupied by one person with 70 square feet and 50 square feet for each additional person

### Electrical -

inoperable fixtures
missing or damaged switch and outlet plates
exposed wiring
open light sockets
missing light shields
damage to electrical panels, missing blanks
damage to junction boxes, missing cover

# Plumbing -

leaking faucets or water line
non-functional toilet
damaged hose bibs
improperly connected fixtures to approved
system
cross-connection or back-siphonage condition
fixtures not free of obstructions and not capable
of performing the function for which such
plumbing fixtures are designed

### Bedrooms -

smoke detector – located inside all bedrooms and adjacent hallways.

## Bathrooms -

damaged or missing tile inoperable ventilation fan

### Kitchen –

missing vent hood screen

## Balcony/Stairs -

condition of steps/handrails/guards

# Utility/Hall Areas -

nonfunctional dryer vent inoperable or improperly installed water heater circuit breaker box – missing blanks, improperly installed

## **Building Exterior –**

condition of roof and roof drainage system condition of soffits, siding, brick condition of paint condition of foundation

## **Property Maintenance –**

rodent, insect or vermin infestation
excessive storage, trash and debris
condition of fences - rotten wood, missing pickets or leaning out of line
inoperable vehicle
missing address numbers
swimming pool enclosure without self-closing and self-latching gates
swimming pool water in stagnant condition