

RENTAL INSPECTION PROGRAM

EXTERIOR

YARD / LANDSCAPING

- The property landscaping is being properly maintained.
- No overgrown/dry vegetation or weeds capable of igniting and endangering properties.
- All dead, decayed, diseased, or hazardous trees, weeds, and other vegetation have been removed.
- All front yard areas are well maintained. Bark or mulch may be used in planter areas only. Dirt front yards are encouraged to be drought tolerant landscape. Brown grass is acceptable during a State declared drought.
- No attractive nuisances dangerous to children and/or adults such as: abandoned, broken, or neglected equipment, machinery, appliances, refrigerators, freezers, and unsecured pools, ponds, or hot tubs. All areas of the property (front, rear, and sides) visible from the street are free of junk, trash, debris, brush, weeds, equipment, appliances, indoor furniture or other personal property no longer used for the purpose it was made or manufactured.
- No storing/depositing or accumulating of dirt, sand, concrete, and other similar items for longer than 30 days within public view with no ongoing construction.
- No basketball hoop or other structure (skate ramp, etc) encroaching upon street or sidewalk. Basketball courts are off the street and stored.
- Play yards, playgrounds, and other amenities are maintained and free from trash, debris, and broken components.
- Common areas are maintained in a clean manner and residents are informed of rules designed to maintain the reasonable enjoyment of the property by all residents.
- Garbage service and sufficient garbage containers are provided on site.
- All trash receptacles are emptied on a basis frequent enough to prevent spillage and a contract for disposal is maintained with the City's franchise waste hauler. Trash receptacles and enclosures are maintained and free of defects.

VEHICLES / PARKING

- No inoperative vehicles in public view on private property (cars, boats, trailers, or RVs) – i.e., no flat tires, cobwebs, missing parts. Covering an inoperative-appearing vehicle does not meet requirements.
- No parking of vehicles (cars, boats, trailers, or RVs) on an unimproved surface or on second driveways not immediately adjacent to existing primary driveway. Must be located on designated paved driveway or paved driveway extension. Parking behind a fence on side yard is allowed.
- Parking areas are maintained and adequate parking is provided to discourage street parking or off-property parking and shall be maintained and free of potholes and debris.
- Fire lanes are clearly marked (signage or painted).

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EXTERIOR STRUCTURE SURFACES

- Residential rental properties with four (4) or more residential rental units shall have a sign showing the owner or management company name, address, and phone number posted in the on-site manager unit or management office, if any, which shall be identified by a notice at the front entrance to the property and shall be posted in a manner approved by the director.
- All exterior buildings (including, but not limited to, housing walls, roofs, balconies, stairs, stairways, and exterior lighting fixtures) are free of deteriorating conditions, such as cracks, tears, holes, breaks, or peeling, cracked or blistered paint or stucco.
- Crawl space cover and hatchways are adequately secured and maintained.
- Staircases are sound and in good condition.
- Risers and treads have uniform height and width with rise of 8" maximum and minimum of 9" width.
- Guardrails and handrails are in good condition.
- Handrails present if four or more steps or risers exist.
- Guardrails for porches, balconies, landings, floor, and roof openings, ramps, and decks with a drop-off to the ground of over 30". Guardrails minimum of 36" height.
- Address numbers or apartment building unit numbers are posted on the building. Must be illuminated and visible from the public street.
- Foundations are in good solid condition with vents screened. Foundation is structurally sound; no sagging.
- Roofs are in good repair, free of any visible holes. Roof should be structurally sound; no sagging, does not have excessive layers of shingles, curled, or missing shingles, no hazardous limbs hanging over roof, no rotted boards at eaves.
- Materials, such as tarps or similar non-permanent articles, on roofs for no more than (30) thirty days.
- Holiday lights/temporary string lighting is removed within 90 days of installation. Lighting must be in good condition.
- There are no broken, defective, damaged, or dilapidated windows, window screens, doors, or vents.
- Exterior lighting is in good working order at entrance, exit corridors, etc.
- Electrical service panels, meters, and enclosures are in good condition and properly labeled.

FENCES / GATES / SIDEWALKS

- Property fences and gates are maintained in good condition. Fences and walls are intact, well maintained, are not leaning, do not have missing, rotted, or cracked boards/blocks and have been repaired with like fence materials.
- Fences, walls, and other structures are free of graffiti. Any previous graffiti have been painted over with like colors to match the structure or fence.

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POOLS

- Swimming pool gates and enclosures are in compliance with the Barstow Municipal Code.
- Pools, spas, and hot tubs are maintained pursuant to requirements of the Barstow Municipal Code.

INTERIOR

DOORS, WINDOWS, AND LOCKS

- All exterior doors open and shut properly.
- Sliding patio doors work properly including all locking and latching mechanisms.
- Doors are weather tight and hinges/latches operable.
- Windows are not broken, not cracked, and have screens maintained in good condition if used as main source of ventilation pursuant to the Barstow Municipal Code.
- Sleeping rooms have natural lighting directly from the outside (window/skylights).
- Sleeping rooms have ventilation (natural or mechanical) directly to the outside.

EXITING

- Exits are clear and unobstructed all the way to the public right of way.
- Exterior windows should be latchable.
- Visible daylight around a closed window should be properly sealed.
- Fire doors are operable and in good condition.
- Two means of egress exit from each inhabited floor above 1st story if rented separately from lower levels.
- Egress windows are operable and open completely.

FIRE PROTECTION

- Chimneys are in good condition, clean, and have spark arrestors (if required).
- No combustibles stored in furnace/boiler or water heater compartment.
- BBQ's, hibachis, and other outdoor cooking on wood deck or in close proximity to wood siding can be a serious fire hazard – *Pursuant to Chapter 3 of the 2019 California Fire Code, Section 308.1.4*
- Cooking devices are not allowed in sleeping rooms.

FIRE SPRINKLER SYSTEM

- Certification of five-year inspection required (if unit or residence is equipped with sprinklers).
- Annual fire sprinkler certification is required (if unit or residence is equipped with sprinklers).

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SMOKE DETECTORS / CARBON MONOXIDE DETECTORS

- Smoke detectors are installed in hallways and sleeping rooms.
- All smoke detectors are in working order.
- Carbon monoxide detectors shall be installed in all dwellings according to CA H&S Code Section 17926
 1. Single Family Dwellings by July 1, 2011
 2. Multi-Family Dwellings by January 1, 2013

ELECTRICAL

- Electrical outlets are functional and have cover plates.
- GFCI's properly installed and in working condition.
- Light switches function and have cover plates.
- Overhead lighting is operational and in operational condition.
- Every habitable room shall contain two receptacles or one receptacle and one switched lights.
- Ceiling exhaust fan is in good working condition, if a fan is required pursuant to the Barstow Municipal Code.
- Light fixtures are secure and maintained in good condition if light fixtures are required.
- The unit has no exposed or bare live wires. No visible signs of frayed, exposed, burnt insulation and/or unprotected electrical wiring.

PLUMBING

- The kitchen sink and faucets drain properly and are free from leakage. All plumbing fixtures including kitchen sinks will be in working condition with hot and cold running water.
- Sink, bathtub, and toilets drain properly and are free of leaks, including faucet handles.
- Toilet and sinks are secured.
- Sinks, bathtubs/showers surrounds are maintained in good condition.
- All plumbing fixtures including lavatory basins, toilets, tubs, and showers will be in working condition with hot and cold running water.
- The water heater is properly strapped and equipped with a pressure relief valve that leads to the exterior of the structure.

MECHANICAL

- Gas lines have shut off valves at the appliance connection.
- Mechanical components, including but not limited to, heating, screening, water and sewer or septic tank maintenance or service, and other required components are kept in working order.

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- Unvented gas heating appliances are not permitted.
- Mechanical equipment area has light.
- Heating systems are functioning properly (portable heating units shall not be sole source).

NUISANCES/INFESTATIONS (INSECTS, RODENTS, AND OTHER PESTS)

- Property is free of infestations, interior and exterior.