



## City of Hesperia

Code Enforcement Department  
9700 Seventh Ave., Hesperia, CA 92345

# Rental Housing Inspection Check List

**Owners are encouraged to use this checklist as a way of reviewing the property for possible violations prior to the inspection. This list contains most but may not contain all of the items that will be inspected.**

Code Enforcement will inspect the exterior of properties and a percentage of the interior of units based on overall compliance. This number will be assigned during the first inspection and may change year to year based on compliance at the property. The basic inspection will include the following, but is not limited to:

- Property is maintained and kept in a neat, habitable condition, including the absence of trash and debris as defined by this code.
- 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.
- Graffiti, broken windows, fencing, and any other broken or unmaintained property component is repaired within 72 hours of notification to the owner or agent.
- Parking areas are maintained, and adequate parking is provided to discourage street parking or off-property parking
- 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.
- 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.
- Landscape is maintained, is not dead, and is kept in a neat, orderly manner to add to the enjoyment and aesthetics of the property, including the proper care and trimming of any trees or bushes on the property. The removal of landscape without replacement is not considered maintenance.
- Pools, spas and hot tubs are maintained pursuant to requirements of the San Bernardino County Department of Public Health.
- Play yards, playgrounds, and other amenities are maintained and free from trash, debris, and broken components.
- Mechanical components, including but not limited to, heating, screening, water and sewer or septic tank maintenance or service, and other required components is kept in working order.
- Sidewalks and walking paths are maintained and are in good repair.



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**The Inspection may also include, but is not limited to:**

### **EXTERIOR AND COMMON AREAS**

- Legible and visible address affixed according to Municipal Code requirements
- Foundations are in good solid condition with vents screened
- Roofs are in good repair, free of any visible holes
- Staircases are sound and in good condition
- Guardrails and handrails are in good condition
- 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
- Fire lanes are clearly marked (signage or painted)
- Exterior walls are free of major cracks and erosion
- Exterior paint showing no signs of damaging deterioration
- Chimneys are in good condition, clean and have spark arrestors (if required)

### **Doors and Locks**

- All exterior doors open and shut properly
- Sliding patio doors work properly including all locking and latching mechanisms

### **Landscaping**

- The property landscaping is being properly maintained
- No overgrown/dry vegetation or weeds capable of igniting and endangering properties

### **Fire Sprinkler System**

- Certification of five year inspection required (If unit or residence is equipped with sprinklers)

### **Exiting**

- Exits are clear and unobstructed all the way to the public right of way
- Fire doors are operable and in good condition

### **Garbage/Recycling Materials**

- Garbage service and sufficient garbage containers are provided on site
- Garbage receptacles are stored in proper enclosures or designated area
- Property must be clear from stored junk, rubbish, etc.

### **Fences and Gates**

- Property fences and gates are maintained in good condition



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### Pools

- Swimming pool gates and enclosures are in compliance with Municipal Code
- Swimming pool is maintained pursuant to Health and Safety requirements
- Spa is maintained pursuant to Health and Safety requirements

### Parking

- Driveways and parking areas are in good condition and available for intended use
- Garages and carports are in good condition and available for intended use
- Inoperable vehicles must be stored out of the front yard or exterior side yard and on a paved surface

## **INTERIOR AREAS**

### Kitchen

- 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 good repair
- Windows are not broken, not cracked and have screens maintained in good condition if used as main source of ventilation pursuant to the Hesperia Municipal Code
- The kitchen sink and faucets drain properly and are free from leakage

### Living Areas

- Electrical outlets are functional and have cover plates
- Light switches function and have cover plates
- Windows are not broken, not cracked and have screens maintained in good condition if used as main source of ventilation pursuant to the Hesperia Municipal Code
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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

### Bedrooms

- Electrical outlets are functional and have cover plates
- Light switches function and have cover plates
- Windows are not broken, not cracked and have screens maintained in good condition if used as main source of ventilation pursuant to the Hesperia Municipal Code
- Egress windows are operable and open completely

### Bathrooms

- Electrical outlets are functional and have cover plates
- Light switches function and have cover plates



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- Windows are not broken, not cracked and have screens maintained in good condition if used as main source of ventilation pursuant to the Hesperia Municipal Code
- Overhead lighting is operational and in good repair
- GFCI's properly installed and in working condition
- Ceiling exhaust fan is in good working condition, if a fan is required pursuant to the Hesperia Municipal Code
- Sink, bathtub and toilets drain properly and are free of leaks, including faucet handles
- Toilets and sinks are secure
- Sinks, bathtubs/showers surrounds are maintained in good condition

### **OTHER IMPORTANT ITEMS**

#### Electrical System Requirements

- Light fixtures are secure and maintained in good condition if light fixtures are required
- The unit has no exposed or bare live wires
- Heating systems are functioning properly (portable heating units shall not be sole source)

#### Plumbing and Mechanical Requirements

- The water heater is properly strapped
- Gas lines have shut off valves as the appliance connection.

#### Nuisances/Infestations (insects, rodents, and other pests)

- Property is free of infestations, interior and exterior

#### Improper Occupancy

- No buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies are considered substandard. For example: Occupants living in a shed, garage, accessory vehicle, motorhome or trailer on a property.