



RESIDENTIAL RENTAL/RE-SALE INSPECTION REQUIREMENTS

In compliance with Caln Code Chapter 120, Subchapter 10, and Ordinance 2007-10

Inspection Procedure:

- A. Each dwelling unit must have a smoke detector installed on each floor level, outside of each bedroom, and in each bedroom area.
- B. Each room used for sleeping purposes must have a smoke detector installed.
- C. Each dwelling unit must have a carbon monoxide detector installed within the vicinity of the bedroom(s).
- D. All kitchen countertop receptacles and bathroom receptacles must be ground fault circuit interrupter (GFCI) protected.
- E. All walkways, sidewalks and driveways must be maintained free of tripping hazards.
- F. The property must be supplied with clearly identifiable numbers (minimum of 4 inches tall) outside the property, in clear view of the street, designating the street number of the property.
- G. The property must not have any illegal sewer connections; sump pumps, floor drains, and roof downspout drains are not connected to sanitary sewer nor any on-lot wastewater system, exterior vent/trap and cleanout for public sewer lateral must be properly capped and vent must be a minimum of six inches above grade.
- H. When conditions warrant, and at the sole discretion of the Code Enforcement Officer, the inspection may include other standards of the UCC, the current ICC Property Maintenance Code, and all other applicable housing, building, plumbing, electrical, safety or fire prevention ordinances or regulations relating to the rental unit or residential property.

Other minimum requirements:

- 1. A permit application and fees with the property owner and buyer/tenant information shall be submitted.
- 2. Driveways, accessory structures, etc... shall meet codes and be in good repair.
- 3. Yards shall be free of rubbish, debris, overgrown weeds and grass, etc...
- 4. The foundation wall(s) shall be in good repair and the finish grade shall be such as to promote drainage in the first 10 feet from the foundation.
- 5. The exterior wall coverings, shutters, roofs, gutters, downspouts, stairways, handrails, guardrails, porches, landings, chimneys, windows, insect screens, doors, hatchways, overhangs, trim, etc... shall meet codes and be in good repair.

DEPARTMENT OF BUILDING & LIFE SAFETY

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6. Beams, girders, headers, floor joists, walls, fireplaces, stairways, handrails, guardrails, windows, doors, hatchways, accesses, interior wall and ceiling coverings, floor coverings, etc... shall meet codes and be in good repair.
7. Minimum room dimensions including the ceiling heights, locks, adequate ventilation, decay and termite protections, emergency escapes and rescue openings, etc... are required and shall meet codes and be in good repair.
8. Plumbing, electrical and mechanicals systems, etc... shall meet codes, working and in good repair.
9. If a well is present, a potable water test performed within the last 365 days is required.
10. Heater certification is required within the last 365 days for oil/gas heating systems.