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 Community Service Department at 972-744-4185.

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