

Non-Owner Occupied/Rental Property Program Owner Self-Inspection Checklist



This checklist is designed to assist property owners in determining whether their properties meet regulations outlined in Grand Terrace Municipal Code, California Code of Regulations, Title 24, and California Health and Safety Code.

The owner of any premises within the city has the primary responsibility of keeping his premises free of public nuisances. City of Grand Terrace Code Enforcement conducts annual inspections of all non-owner occupied/rental properties located within the city. In order to ensure conformance with adopted codes and ordinances the following standards are enforced when an inspection is conducted:

Exterior Building Maintenance Standards

In Compliance/Non-compliance

- | | | |
|---|-----|-----|
| A. Buildings weather tight | ___ | ___ |
| B. Exterior finish maintained (paint, stucco, wood, etc.) | ___ | ___ |
| C. Windows and doors sound and weather tight; solid core entry door | ___ | ___ |
| D. Structures and property free of insect or vermin infestation | ___ | ___ |
| E. Accessory structures, including fences, pools, and sheds maintained | ___ | ___ |
| F. Address posted on house/building (mailbox posting is not sufficient) | ___ | ___ |
| G. No exposed electrical wiring | ___ | ___ |

Exterior Site Maintenance Standards

In Compliance/Non-compliance

- | | | |
|---|-----|-----|
| A. No accumulation of weeds, refuse, junk, stagnant water, inoperative vehicles | ___ | ___ |
| B. Parking areas free of holes and cracks; striping and signage maintained | ___ | ___ |
| C. Landscaped areas maintained (areas visible from public view) | ___ | ___ |
| D. Refuse enclosures installed and maintained (multi-family property) | ___ | ___ |
| E. Property must have current trash service with Burrtec Waste | ___ | ___ |
| F. Trees trimmed 8 ft. above sidewalk and 15 ft. above curb | ___ | ___ |
| G. Trailer/RV parked on improved surface (1 only in front or side yard) | ___ | ___ |
| H. Fire extinguishers must have current validation | ___ | ___ |
| I. Vehicles parked on improved surface/driveway (not on dirt/lawn area) | ___ | ___ |
| J. Handrails, stairs, steps securely fastened, maintained, and clear of debris | ___ | ___ |

Interior Maintenance Standards (only if interior inspection if required):

In Compliance/Non-compliance

- | | | |
|--|-----|-----|
| A. Plumbing, including hot and cold running water, maintained | ___ | ___ |
| B. Gas facilities in good working order | ___ | ___ |
| C. Heating facilities in good working order | ___ | ___ |
| D. Electrical system in good working order | ___ | ___ |
| E. Floors, stairways, and railings in good repair | ___ | ___ |
| F. Working toilet, wash basins, tub or shower and kitchen sink provided | ___ | ___ |
| G. Natural light and ventilation in every room through windows or skylights | ___ | ___ |
| H. Emergency exits kept clear | ___ | ___ |
| I. Operable thumb-lock deadbolt lock on main entry door | ___ | ___ |
| J. Working smoke and carbon monoxide detectors in all units
(sleeping rooms and central location outside sleeping areas*) | ___ | ___ |

Owners should recognize that this checklist is not all inclusive and in addition to the items listed above owners are responsible for ensuring that their properties are in compliance with **all** applicable provisions of the Grand Terrace Municipal Code, **including** California Model Building Codes and California Health and Safety Code.

****Effective July 1, 2011, the Carbon Monoxide Poisoning Prevention Act (Senate Bill – SB 183) requires all single-family homes with an attached garage or a fossil fuel source to install carbon monoxide alarms within the home by July 1, 2011. Owners of multi-family leased or rental dwellings, such as apartment buildings, have until January 1, 2013 to comply with the law.***