



**Building Department**

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**Residential Rental Inspection Program  
 Inspection Checklist**

- AMC • Arcata Municipal Code • 2018 IPMC • International Property Maintenance Code • 2019 CEC • California Electric Code
- 2019 CRC • California Residential Code • 2019 CPC • California Plumbing Code

<b>Owner Information</b> (Please print legibly)						
First Name:			Last Name:		OWN ID: (found on letter)	
<b>Property Address</b> (Please use one form per address / unit)						
Street Address:					Unit #:	
Item #	Part I: Exterior Inspection	Pass	Fail	N/A	Code	Comments
1.1	Address numbers clearly visible from street.				IPMC 304.3	
1.2	Roof components shall not be damaged or missing.				IPMC 304.7	
1.3	Exterior property and premises shall be in a clean, safe, and sanitary condition.				IPMC 302.1	
1.4	Exterior property and premises shall be maintained free from excess plant growth.				IPMC 302.4	
1.5	Inoperable or unregistered vehicles must be stored out of the front yard or exterior side yard.				IPMC 302.8, AMC 5600 - 5614	
1.6	Appropriate trash containers and free of overflow.				IPMC 308, AMC 5415	
1.7	Stairways, decks, porches, and balconies should be in good condition/free from visible structural defects and trip or fall hazards.				IPMC 304.10	
1.8	Exterior sidewalks and driveways must remain clear at all times and in a safe and sanitary condition.				IPMC 302.3	
1.9	Luminaires and receptacles shall be protected from water exposure.				IPMC 604.3.1, CEC 406.9	
1.10	Door(s) and hardware in good condition. Locks shall tightly secure the door.				IPMC 304.15	
1.11	Window(s) free from leaks or cracks, screens present and undamaged. Window(s) shall be easily openable and held in position by hardware.				IPMC 304.13 IPMC 304.14	
1.12	Exterior walls shall be free from holes, breaks, and loose or rotting materials.				IPMC 304.6	
1.13	Structures and exterior area shall be kept free from rodent harborage and infestation.				IPMC 302.5	
1.14	Accessory structures shall be maintained structurally sound and in good repair.				IPMC 302.7	
1.15	Swimming pools and hot tubs shall be safe and maintained in good repair.				IPMC 303	
<b>Part II: Interior Inspection</b>						
2.1	Interior rooms and surfaces shall be maintained in good clean and sanitary condition.				IPMC 305.1, 305.3, 308.1	
2.2	Stairs and walking surfaces shall be maintained in sound condition and good repair.				IPMC 305.4	
2.3	Every handrail and guard shall be maintained in good repair.				IPMC 305.5	
2.4	Property must be clear of all infestations - insect, rodent, etc.				IPMC 309.1	
2.5	Water supply system shall be installed, maintained, and capable of supplying all fixtures.				IPMC 505.3	
2.6	Water heating facilities shall be properly installed with approved relief valves, earthquake straps, and capable of providing and water to every fixture.				IPMC 505.4, CPC 507.2	
2.7	Plumbing fixtures shall be properly installed and maintained in working order.				IPMC 504.1	
2.8	Heating facilities capable maintaining a min temperature of 65° F in all habitable spaces.				IPMC 602.2	
2.9	Electrical fixtures and/or cover plates present and undamaged.				CEC 406.5, 406.6	
2.10	Receptacles and switches properly installed and operable.				CEC 314	
2.11	Extension or flexible cord not used as permanent wiring.				CEC 400.12, IPMC 605.4	
2.12	A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public right of way.				CRC 310 & 311, IPMC 702	
2.13	Smoke detectors present and operable in each sleeping area and adjacent hallway.				IPMC 704.6	
2.14	CO detectors present and operable in each required location.				IPMC 705	
	Notes					