



Common Area Checklist

Property Address: _____ Owner: _____
Inspection Type: MFD SRO Scheduled Re-Inspection Other: _____

- Remove all combustible debris from all exterior common area (pine needles, pine cones, dead branches, weeds, rubbish etc.) including roof, roof gutters, down spouts and in-between all sides of the building. Per PRC Section 429(a)(4), CCR Section 1299.03(a)(2).
- Trim trees of all dead branches. Trees must be trimmed back five (5) feet from any vertical wall and ten (10) feet back from the roof deck. Per PRC Section 429(a)(4), CCR Section 1299.03(a)(2).
- Replace all missing or dilapidated exterior screens and vents. Per IPMC Section 304.14.
- All exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Per IPMC Section 304.6.
- Decorative features: All cornices, belt courses, trim, fascia, wall facings and similar decorative features shall be maintained in good repair with proper anchorage and in safe condition. Per IPMC Section 304.8.
- Building and apartment address numbers must be a contrasting color and a minimum four and a half inches (4.5") in height with a half inch (.5") stroke in width. Per CFC Section 505.1.
- All combustibles must be removed from storage sheds, mechanical rooms, under decks, stair wells, under eaves. Combustibles must be stored in a fire rated cabinet. Per CFC Section 5704.3.4.4.
- The driveway and parking area need to be resurfaced and striped. Per SLTCC Section 6.30.080 (B). (Permits required).
- Resurface walkways and sidewalks to maintain a smooth hard surface free of trip hazards. Per SLTCC Section 7.05.560.
- There are ____ vehicles in the parking lot and appear to be in a non-operational condition and or are out of registration. Remove all vehicles abandon, nonoperational or with expired registration greater than six (6) months. Per SLTCC Section 4.45.890.
- Provide appropriate signage for the mechanical room, electrical room and fire extinguishers. Per CFC 605.3.1.
- The B-Vent on the left end of the building, above the roof line is missing the vent termination cap, allowing possible water and rodent intrusion. Provide a listed termination cap. Per CPC Section 509.6.2.5.
- The common area water heater in the storage room requires a minimum of three (3) seismic straps; add third strap to the water heater. Water heaters 75 gallons or greater required three (3) seismic straps. Per IPMC Section 603.1.
- The exterior staircase(s) paint is dilapidated and needs to be repainted to avoid further deterioration. Per IPMC Section 304.10.
- Immediately remove BBQ's from underneath walk way. Per CFC Section 308.1.
- The sidewalks and decks must be cleared providing egress; a minimum of 36-inch-wide path of travel is required. Per IMPC 702.1.
- Repair or replace all exterior stairs. Add code compliant graspable hand rails (handrails shall be not less than 34 inches and not more than 38 inches in height), add vertical pickets to stairways and deck landings. (Repair or replace all treads, secure all hand

rails, fasten or remove all popped nails and paint all exposed surfaces). Per IPMC Section 304.10.

- Paint exterior gas piping to prevent corrosion. Per CPC Section 312.4.
- Remove wood from crawl space in back of building and secure entry. Per CFC Section 5704.3.4.4.
- Remove all carpets used for exterior ground cover. Per CFC Section 5704.3.4.4. See attached image.
- Abate all exterior extension cords. Per CFC Section 605.9.
- Remove all plastic and temporary enclosures from back decks. Per CFC Section 1030.2. See attached image.
- Provide permanent labeling for storage room subpanel. Per CFC Section 605.301.
- Secure loose deck boards on wooden front walk ways and fasten or remove all popped nails to prevent a trip hazard. Per IPMC Section 304.10.
- Bee infestation was found in between the buildings in a hole in the exterior wall. Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation. Per IPMC Section 309.1.
- Provide adequate Refuse Enclosures on the property. All trash should be kept inside the enclosure. Per SLTCC 6.30.090.

Laundry

- The electrical outlet is noncompliant (replace). Per HSC Section 17920(d), CEC Section 89.108.9.1.
- The label on the laundry room door is missing (replace). Per CFC 605.3.1.
- Remove excessive lint and debris from behind dryer(s). This is a potential fire hazard. Per CFC Section 2105.1.5.
- Replace broken or missing light switch cover. Per CEC Section 89.108.
- Repair all holes in required fire resistive construction. Per CFC Section 703.1.
- The vent collar and piping on the water heater are ill-fitting and must be repaired and secured. Per CPC Section 509.6.2.5.

Notes:

Overall Common Area Rating (Circle): *Pass* *Fail* *Pending*

Housing Inspector: _____ Date: _____

SRO only: Monthly \$ _____ Occupancy _____