INSPECTION SERVICES DIVISION
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P.O. Box 293, 525 North Third Avenue, Pasco, Washington 99301
www.Pasco-WA.gov/CodeEnforcement | CodeOfficer@pasco-wa.gov

RESIDENTIAL RENTAL INSPECTION FORM

Address: _____ No. of units _____ Date & Time of Inspection _____

Owner Name(s) _____ Phone #: _____

License #: _____ Multi-units numbered (i.e. A-D, 1-4)? _____ Units inspected _____

Corrections Required: yes ☐ no ☐ Re-inspection required: yes ☐ no ☐ If yes, call for re-inspection by: _____

		Pass	Fail
A.	**Exterior Property Conditions**		
1.	The property is maintained clean, safe and sanitary (no litter, trash or debris).	☐	☐
2.	The property is kept free of noxious weeds and the yard is maintained.	☐	☐
3.	All accessory structures (including detached garages, fences and walls) are maintained structurally sound and in good repair.	☐	☐
4.	The property is kept free of vehicles that are inoperable, junk, in a state of disrepair, major disassembly, stripped or dismantled.	☐	☐
5.	The exterior of the property is free of markings, carvings or graffiti.	☐	☐
6.	The dwelling property has adequate refuse removal for tenants.	☐	☐
7.	Exterior surfaces, including roof, window, skylights, door frames and flashing of the residence are maintained in good condition.	☐	☐
8.	The exterior is free of peeling, chipped, flaking paint, is weather resistant and water tight.	☐	☐
9.	The house and/or building number is visible from the street and each individual unit door is labeled.	☐	☐
10.	The foundation is free of major cracks and decay.	☐	☐
11.	All driveways, parking spaces, walkways, stairways, decks, porches, balconies and all appurtenances attached thereto, are maintained in good repair, free from hazards, with proper anchorage and capable of supporting imposed loads.	☐	☐
B.	**Interior Exits, Escapes & Safety Conditions**		
1.	Are all entry/exit doors maintained operable and equipped with a deadbolt lock.	☐	☐
2.	Windows are accessible and open easily for emergency escape, have a sash locking device and are held in position by hardware.	☐	☐
3.	Operable smoke alarms are installed as required in each sleeping room, adjacent hallways, and on each level of the home.	☐	☐
4.	Carbon monoxide detectors are installed as required outside of each separate sleeping area on each level of the residence.	☐	☐
5.	No peeling, chipped, flaking or abraded paint or cracked or loose plaster, decayed wood, or other defective surface conditions.	☐	☐
6.	All interior surfaces (including doors, floors, walls & ceilings) are maintained in sound and sanitary condition.	☐	☐
7.	In all apartment buildings with three or more units, there is sufficient lighting in each common hall and stairway. n/a ☐	☐	☐
8.	The dwelling unit is free of insect or rodent infestation.	☐	☐
C.	**Plumbing & Heating Conditions**		
1.	All plumbing fixtures are properly connected to an approved water and sewer system.	☐	☐
2.	The unit has hot and cold running water in the kitchen sinks, lavatories, laundry facilities, bathtubs and showers.	☐	☐
3.	Plumbing fixtures, devices and appurtenances are functioning properly with sufficient volume and free from defects and leaks.	☐	☐
4.	The bathroom is properly vented (window or mechanical ventilation).	☐	☐
5.	There is an approved permanent heating source which provides heat to all habitable rooms.	☐	☐
6.	The kitchen is properly vented to the exterior of the dwelling (window or mechanical ventilation).	☐	☐
7.	There is adequate ventilation and fresh air flow throughout the dwelling unit.	☐	☐
D.	**Electrical & Fire Conditions**		
1.	The dwelling unit is free of faulty electrical outlets, switches, fixtures and/or exposed wiring.	☐	☐
2.	The laundry room, kitchen and bathroom each have at least one Ground Fault Circuit Interrupter.	☐	☐
3.	There are at least two separate outlets in each habitable room.	☐	☐
4.	There is adequate lighting for all habitable rooms.	☐	☐
5.	The electrical panel box is clearly marked and clear of obstructions by at least 30”.	☐	☐
6.	The mechanical room, boiler room and electrical panel rooms are maintained free of all combustibles.	☐	☐
7.	Extension/flexible cords are not being used as permanent wiring.	☐	☐
8.	If there are three (3) units or more, fire extinguishers are visible and accessible, properly mounted and distributed, and have a current service tag. n/a ☐	☐	☐
9.	The required annual service of the fire alarm system has been performed by a qualified fire alarm company. n/a ☐	☐	☐
10.	The required annual service of the fire sprinkler system has been performed in the last year by a qualified sprinkler company. n/a ☐	☐	☐

Comments or Corrections Required:

SAMPLE

Certification of Inspection: By my signature, I certify that I have personally inspected this property and that this dwelling ☐ does ☐ does not comply with the standards set forth in the Pasco Housing Code or Section 8 Minimum Housing Standards. I also understand that knowing submission of a falsified certificate of inspection is a gross misdemeanor punishable with a fine of up to five thousand dollars ($5,000) and six months imprisonment.

Inspector Signature _____ Owner Signature _____ Date _____