



City of Bremerton
Community Development
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RESIDENTIAL RENTAL INSPECTION CHECKLIST

The purpose of this form is to provide rental property owners a guide when inspecting their properties to ensure compliance with the standards set forth in the Washington State Landlord Tenant Act, Title 59 RCW.

GENERAL

- Address numbers are missing or not visible.
- Hulk or inoperable vehicles on property.
- Garbage or debris in yard.
- Nuisance vegetation (blackberry vines, grass or weeds in excess of 12" in height)
- Lack of or inadequate garbage containers with lids.
- Exterior sidewalks are broken, buckled or deteriorated.
- Structure is infested with insects or vermin.

LIFE SAFETY

- Exit stairs are dilapidated or unsafe.
- Handrails/guardrails on stairs are missing or need repair.
- Exit stairs have missing or improper landings.
- Exit stair rise or run is incorrect.
- Stairs are too narrow.
- Door locks are missing, inoperable, or illegal.
- Windows locks are missing or inoperable.
- Windows cannot be held open by their hardware.
- Porch, deck or balcony needs to be repaired or replaced, including guardrails.
- Room dimensions are less than minimums allowed.

EXITS

- Exterior doors/frames need to be repaired/replaced.
- Sleeping room has no window.
- Sleeping room window is too small or does not open.
- Dwelling unit is overcrowded for number/size of exits or sleeping room area.

FIRE

- Missing or inoperable smoke detectors.
- Smoke detectors not provided in all sleeping areas, adjacent hallways and on all floor levels.
- Missing or inoperable carbon monoxide detectors.

STRUCTURAL

- Roof requires repair or replacement.
- Chimney needs to be repaired or removed.
- Roof framing needs repair.
- Foundation needs repair.
- Walls need repair.
- Siding needs repair.
- Window glass needs to be replaced.
- Window frames need to be repaired.
- Floors need to be repaired.
- Wallboard/plaster needs to be repaired.
- Peeling or lack of weather protection of exterior surfaces (paint).

ELECTRICAL

- Improper or hazardous wiring.
- Access to electrical panel is inadequate.
- Fuses are inadequate or have been tampered with.
- Outlets or switches are missing cover plates.
- Burnt or painted outlets need to be replaced.
- Inadequate number of outlets.
- Extension cords are being used.
- GFIs are not installed in bathroom or kitchen.
- Missing or damaged light fixtures, receptacles or switches.

PLUMBING

- Lack of hot and cold running water.
- Improper toilets, lavatories, bathtubs, showers or other plumbing fixtures as required.
- Spigot outlet is below the flood level of any plumbing fixture, allowing potential back-siphonage.
- Piping or fixtures are of non-approved materials.
- Piping leaks.
- Improperly supported piping.
- Clogged or inoperable piping.
- Missing or improperly connected temperature/pressure relief valve on water heater.

HEATING

- Permanent heating source is inadequate or deteriorated.
- Heat source not capable of maintaining 68 degree F temperature in all habitable rooms.
- Inadequate supply of combustion air for fuel-fired equipment.
- Improper or defective gas piping.

LIGHT AND VENTILATION

- Inadequate or lack of ventilation (either natural or mechanical).
- Windows are not openable.
- Lack of or inadequate natural light source.
- Unlisted appliances have been installed.
- Appliances have been installed without proper clearance to combustibles.

SANITATION

- Substandard kitchen, missing the following:
 - Sink with hot and cold running water
 - Stove, microwave or hotplate
 - Refrigerator
 - Adequate counter space for food prep and dishwashing
 - Adequate storage space for utensils and food
 - Adequate floor space
- Broken or plugged sewer.
- Dampness, mold or mildew.
- Flaking, scaling or peeling interior paint.
- Inadequate cleaning of walls, floors or ceilings.