
Exterior Safety Standards: Ord 304.1.1 The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary

Minimum standards	Y	N	N/A	Comments
Does the building or its components show physical signs of structural degradation or stress, such as deflection, bowing or progressive cracking?				
Are siding and masonry joints maintained, weather resistant or water tight?				
Do parts of the structure have evidence of deterioration?				
Are foundation systems level and free of open cracks and breaks, or capable of supporting nominal loads?				
Are exterior walls anchored, level and free of holes, cracks, breaks or loose and rotting materials?				
Does the roof leak, have any buildup of leaves or debris that could admit rain, have inadequate drainage, or appear to be in disrepair?				
Does flooring and components have defects that affect serviceability, or show signs of deterioration or fatigue?				
Are decorative features properly anchored?				
Are overhang extensions or projections properly anchored?				
Are exterior stairs, decks, porches, steps and balconies, including guards and handrails structurally sound and properly anchored?				
Are chimneys and vents structurally sound and properly anchored?				
Are exterior wood surfaces protected from the elements and decay by painting or other protective covering or treatment? Are the surfaces free of peeling, flaking, or chipped paint?				
Are metal surfaces coated to inhibit rust or corrosion? Have oxidation stains been removed?				

Landlord Self-Inspection Checklist Rental Housing Ordinance

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Minimum standards

Y N N/A Comments

Is every window, skylight, door and frame kept in sound condition, good repair, and weather-tight?

Is every openable window easily opened and capable of being held in position by window hardware?

Are screens on all doors and windows that are used for ventilation?

Interior Safety Standards: Ord 305.1.1 The interior of a structure shall be maintained in good repair, structurally sound, and sanitary

Are structural members capable of supporting nominal loads?

Are stairs, landings, balconies and similar surfaces including guards and handrails structurally sound and properly anchored?

Are foundations systems firmly supported, level, and free of open cracks and breaks?

Are interior surfaces maintained in good, clean, and sanitary condition?

Is paint peeling, flaking, or chipped?

Is there cracked or loose plaster, decayed wood and other defective surface conditions?

Do interior doors fit reasonably well within the frame and are they capable of being opened and closed, and securely attached?

Is the exterior property and premises, and the interior of every structure free from any accumulation of rubbish or garbage?

Are structures kept free from insect and rodent infestation?

Does every dwelling unit contain its own bathtub or shower, lavatory, water closet, and kitchen sink that shall be maintained in a sanitary, safe working condition?

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Interior Safety Standards: Ord 305.1.1 The interior of a structure shall be maintained in good repair, structurally sound, and sanitary

Minimum standards

Y N N/A Comments

Are plumbing fixtures properly installed, maintained in working order, kept free from obstructions, leaks, and defects, and capable of performing the function for which they are designed?

Is every sink, lavatory, bathtub or shower, or other plumbing fixture properly connected to either a public water system or to an approved private water system?

Are kitchen sinks, lavatories, laundry facilities, bathtubs and showers supplied with hot and cold running water?

Are plumbing fixtures properly connected to either a public sewer or to an approved private sewerage disposal system?

Do dwellings have heating facilities capable of maintaining a room temperature of 68 degrees Fahrenheit in all habitable rooms and bathrooms?

Are mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances, and water heating appliances properly installed and maintained in a safe working condition, and are they capable of performing their intended function?

Are electrical equipment, wiring, and appliances properly installed and maintained in a safe and approved manner?

Does every habitable space in a dwelling shall have at least two separate receptacle outlets spaced apart from each other or on different walls?

Does every laundry area have at least one grounding-type receptacle or a receptacle that is either protected by a ground fault current interrupter (GFCI) breaker or a listed GFCI receptacle?

Does every bathroom have at least one receptacle? Any newly installed receptacle outlet shall be GFCI protected.

Do all receptacle outlets have an appropriate protective faceplate?

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Interior Safety Standards: Ord 305.1.1 The interior of a structure shall be maintained in good repair, structurally sound, and sanitary

Minimum standards

Y N N/A Comments

Does every public hall, interior stairway, toilet room, kitchen, bathroom and laundry room have at least one electric light?

Have flexible cords been used for permanent wiring?

Are a/c duct systems maintained, free of obstructions and capable of performing the required function?

Additional Standards

Lawns shall be maintained

Trash containers are stored out of public view except for pick-up day

Pools shall comply with all state, county, and city regulations, to include proper fencing and barrier protection

Any property within the University of Florida Context area shall have an approved parking plan of file (info available on www.cityofgainesville.org).

Is there a smoke detector on each floor of a dwelling unit, as well as outside of each sleeping room?

Smoke detectors for the hearing impaired shall provide a signal approved for persons with such needs. This typically is a device that has a flashing strobe feature, as well an audible alarm.

Is a carbon monoxide alarm present in each dwelling unit using natural gas, propane, or fuel oil?

Is a working fire extinguisher provided in the kitchen area?

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Energy Efficiency Standards *(info available on energy.gov)*

Minimum standards

Y N N/A Comments

Is the insulation in the attic adequate to provide a minimum R value rating of R-19?

Is attic access weather stripped and insulated to a minimum of R-30?

Are all visible air conditioning and heating system duct seams and joints sealed using mastic or a combination of mastic and appropriate tape, as well as insulated to a minimum of R-6 with appropriate insulation material?

Do fireplace chimneys have working dampers, doors, or closures?

Do all showerheads have 2.2 gal/min. flow rate or less, as evidenced by imprinting on the showerhead or documentation maintained by the owner?

Do all faucets must have aerators with a 2.2 gal/min. flow rate or less, as evidenced by documentation maintained by the owner?

Does water heater(s) have a visible and properly functioning temperature pressure relief valve (TPRV)?

Are all toilets 3 gal/flush or less (use of a volume reduction device to achieve this is acceptable)?

Are water heater pipes insulated for the first three feet from the unit (excepting gas units) with appropriate insulation?

Are all visible exterior water lines that are not in an enclosed space insulated with appropriate insulation?

Has the HVAC (heating, ventilation and air conditioning) system(s) had maintenance performed by a currently licensed HVAC or mechanical contractor at least once within the past 24 months (as evidenced by documentation maintained by the owner), and have a filter installed that is appropriately sized for the system(s)?

Are wall, window, or other single room or small space cooling units in good repair, property secured and air-sealed, and with a filter installed that is appropriately sized for the unit(s)?