



Rental Property Inspection Report

Community and Economic Development – Code Enforcement

Property address:

Inspection Date:

Bldg. #:

Apt.#:

Inspector Signature:

City of Spokane Municipal Code 17F.070.010 (B) mandates that every owner and occupant of a premises is under a continuous obligation to prevent the property from becoming a nuisance and to maintain property in a reasonably safe condition. This inspection is occurring pursuant to SMC 10.57.050 and the inspection criteria comes from the City of Spokane's adopted substandard building criteria in Spokane Municipal Code 17F.070.400. The International Property Maintenance Code is used where needed for context.

Interior	Deficiency	Comments	Interior	Deficiency	Comments
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A. Dilapidation: Exterior decay, water damage.	Primary structure- interior surfaces free from water damage		H. Hazardous electrical conditions.	No exposed wiring, interior	
	Accessory structure- interior surfaces free from water damage			Properly installed outlets, including GFCI where appropriate.	
	No indications of interior dilapidation or decay			Functional and properly installed lighting and mechanical ventilation where needed	
B. Structural Defects: Foundation, Wall and roof framing	Visible components of the foundation in good repair			Properly installed and accessible service panel	
	Interior wall/roof framing in good repair and free from obvious defects			Properly installed & functional cooking appliances	
C. Unsanitary conditions: Waste accumulation, health hazards.	No interior garbage accumulations in unit			L. Defects increasing the hazards of fire, accident or other calamity	Interior of unit free from egress obstructions
	No indications of an insect and/or rodent infestation		Interior walkways and floors in sound condition		
	Unit free of visible sporous growth		Carbon monoxide detection is present where required		
D. Defective/ Inoperable plumbing.	Adequate water service to unit		Proper ventilation of exhaust		
	All plumbing free from leaks and defects		Unused electrical, plumbing, and gas lines and fixtures capped.		
	Hot water service to fixtures		Adequate ingress/egress, including emergency escape and rescue openings		
E. Inadequate weatherproofing: Siding, roofing and glazing.	Doors as seen from interior are adequately sealed and in good repair		Working smoke alarms installed to requirements (Push button)		
	Windows as seen from interior are adequately sealed and in good repair		Smoke alarms on each level		
G. Inoperable or inadequate heating system	Heating system is adequate, functional, and code-compliant		Smoke alarms present in sleeping areas		
	Space heaters only as accessory heat		Interior walls/ceilings free from damage		
	Properly installed hot water tank		Mechanical appliances and equipment is vented properly and in good repair		
K. Fire-damaged structure.	No visible fire damage to the interior of the primary structure		Other		
	No visible fire damage to the interior of any accessory structures				



This unit has been inspected by the property management or landlord to ensure it meets minimum building and safety standards, in accordance with City of Spokane Municipal Code, 17F.070.010 (B), 17F.070.400, and 10.57.050 et. Seq.

 If you believe there is a deficiency in your unit, contact property management for repairs. If the deficiencies are unresolved after speaking with property management, you may contact the Code Enforcement Department at 509-755-2489 or at codeenforcement@spokanecity.org.



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Exterior	Deficiency	Comments	Exterior	Deficiency	Comments
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A. Dilapidation: Exterior decay, water damage.	Roof and roofing components in good repair		H. Hazardous electrical conditions	No exposed wiring, exterior	
	Exterior wall components in good repair			Exterior illumination, where installed is operational	
	Accessory structures in sound condition and in good repair			Exterior fixtures, where installed are operational	
B. Structural Defects: Foundation, Wall and roof framing	Exterior foundation in sound condition and in good repair		L. Defects increasing the hazards of fire, accident or other calamity	Exterior outlets, where installed are properly wired and free from defects	
	Exterior wall/roof framing in good repair and free from obvious defects			Adequate secondary egress in sleeping rooms	
C. Unsanitary conditions: Waste accumulation, health hazards.	Adequate garbage receptacles at property			Adequate door/window security	
	Exterior property free from garbage accumulations			Unobstructed ingress/egress pathways	
	Exterior free of rodent/insect harborage			Valid fire extinguisher inspection tags	
D. Defective/ Inoperable plumbing.	No exterior indications of sewer obstructions or leaks			Stairs in good repair and adequately anchored	
	Exterior spigots free from leaks			Balconies/porches in good repair and adequately anchored	
	Landscaping irrigation, if present, free from leaks			Handrails and guards in good repair and adequately anchored	
E. Inadequate weatherproofing: Siding, roofing and glazing.	Exterior walls, siding, trim in good repair and weather tight			Premises free from right of way obstructions	
	Roof and roofing components weather tight			Walkway, sidewalk, and parking lot surfaces in good repair	
	Doors as seen from exterior are adequately sealed and in good repair			Premises free from falling and tripping hazards such as pits and excavations	
	Windows as seen from exterior are adequately sealed and in good repair			Swimming pools and hot tubs in good repair and adequately enclosed	
K. Fire-damaged structure	No visible fire damage to the exterior of the primary structure		Exterior areas free from overgrown/fire hazard vegetation		
	No visible fire damage to the exterior of any accessory structures		Other		