Substandard Housing Inspection Checklist

Based on California HSC §17920.3,

When the California Licensed General Contractor (B License), California Licensed Architect, or the California Licensed Engineer answers the below questions they shall indicate compliance to the California State Housing law

Smoke Alarms

Inspection Item	Compliant	Violation	Notes
Working and installed in every sleeping room	☐	☐	
Installed outside each sleeping area (hallways)	☐	☐	
Installed on every level of the dwelling (incl. basement)	☐	☐	

Carbon Monoxide Alarms

Inspection Item	Compliant	Violation	Notes
Installed near sleeping areas, on every level, and in bedrooms with fireplaces	☐	☐	
Installed when home has an attached garage or fuel-burning appliance	☐	☐	

Emergency Egress (Bedrooms)

Inspection Item	Compliant	Violation	Notes
Emergency window in each sleeping room	☐	☐	

Min. clear opening: 20” wide & 24” high	☐	☐	
Min. net opening: 5.7 sq. ft. (5 sq. ft. if ground floor)	☐	☐	
Bottom of opening max 44” from floor	☐	☐	
No obstructions (e.g., bars, grilles) impeding egress	☐	☐	

Sanitation & Facilities

Inspection Item	Compliant	Violation	Notes
Proper toilet, lavatory, and tub/shower	☐	☐	
Proper kitchen sink	☐	☐	
Hot and cold running water	☐	☐	
Permanent heating (no portable plug-in heaters)	☐	☐	
Ventilation systems work properly	☐	☐	
Natural light: ≥8%, Ventilation: ≥4% of floor area	☐	☐	
Rooms ≥70 sq. ft. and ≥7 ft. wide (excl. kitchens)	☐	☐	
Required electrical lighting provided	☐	☐	
No signs of dampness	☐	☐	
No insect/vermin/rodent infestation	☐	☐	

No significant mold (minor surface mold exempt)	☐	☐	
No general dilapidation/improper maintenance	☐	☐	
Connected to sewage disposal system	☐	☐	
Adequate garbage/rubbish storage & removal	☐	☐	

Structural Integrity

Inspection Item	Compliant	Violation	Notes
Foundation adequate	☐	☐	
Adequate floor/floor supports	☐	☐	
Floors support imposed loads safely	☐	☐	
No defective/deteriorated leaning vertical supports	☐	☐	
Vertical supports sized to carry loads	☐	☐	
No sagging/deteriorated horizontal supports	☐	☐	
Horizontal members sized to carry loads	☐	☐	
No damaged or weakened fireplaces/chimneys	☐	☐	
Fireplaces/chimneys sized/constructed safely	☐	☐	

Other Conditions

Inspection Item	Compliant	Violation	Notes
All wiring safe, in working condition	☐	☐	
All plumbing in safe, working condition	☐	☐	
All mechanical equipment maintained safely	☐	☐	
No excessive junk, debris, stagnant water, etc.	☐	☐	

Fire and Life Safety

Inspection Item	Compliant	Violation	Notes
No openings in walls, where a wall is located < 3' to Property Line.	☐	☐	
No Eaves or Projections located within 2' of Property Line	☐	☐	

Below to be Completed by the California Licensed General Contractor (B License), the California Licensed Architect, or the California Licensed Engineer

Name: _____ Email: _____

Check which applies:

☐ Licensed General Contractor ☐ Licensed Architect ☐ Licensed Engineer

Phone number: _____ License Number: _____

By signing below I attest that my license is in good standing with the State of California License Board and have verified that the unit located at the address of _____ was found to be in compliance with California Health and Safety standards HSC §17920.3. and the unit is not in a substandard condition

Stamp Seal

Signature: _____

Date of Inspection: _____