

Habitability Checklist

This list is a guide to help you identify all of the things that can affect habitability, based upon Civil Code §1941.1 and Health and Safety Code §17920.3. Due to the variety of circumstances which can arise in a given rental situation, all of the possible conditions can't be listed, so you should use your own judgment to determine whether a particular condition you are concerned with is like one of those listed here. Plainly stated, just because it's not on this list doesn't mean it isn't an uninhabitable one, particularly if it adversely affects living there.

Electrical

- ___ The power is unstable (goes out)
- ___ Wall switches
 - ___ some not working
 - ___ Cover plates missing/broken
- ___ Light fixtures not all working
 - ___ Exterior grounds lights
 - ___ For exterior doors
 - ___ For stairways
 - ___ For garage/parking
 - ___ For common walkways
- ___ Electrical outlets don't all work
 - ___ No shocks from any part
 - ___ GFI plugs near water
 - ___ kitchen sink
 - ___ bathroom sink
- ___ Fans
 - ___ ceiling [eg, bathroom]
 - ___ heater [eg, bathroom]
 - ___ above stove
 - ___ ceiling circulation fans
- ___ Smoke alarms don't work properly
- ___ Doorbell doesn't work
- ___ Security system doesn't work

Heating/Air Conditioning

- ___ Furnace
 - ___ Missing or broken
 - ___ Does not work
 - ___ Thermostat broken
 - ___ Inadequate heat
 - ___ Pilot goes out
 - ___ Produces odor
 - ___ Noisy during operation
 - ___ Some rooms get no heat
 - ___ Ducts are broken
 - ___ Asbestos in ducts
 - ___ Air filters failed
 - ___ Vents don't work
- ___ Other heaters
 - ___ heat lamps don't work
 - ___ wall heaters don't work
 - ___ portable units don't work
- ___ Air Conditioning
 - ___ Units don't work
 - ___ Inadequately cooling
 - ___ Noisy
 - ___ Thermostats don't work

Plumbing

- ___ Hot and cold water supplied
 - ___ Insufficient hot water
 - ___ Inadequate water pressure
 - ___ hot only
 - ___ both
 - ___ faucets
 - ___ Bathroom
 - ___ Kitchen
 - ___ Patio
 - ___ Wet bar
 - ___ washing machines
 - ___ Sudden bursts
 - ___ pressure varies a lot
- ___ Dirty/unhealthy water
 - ___ rust/discoloration
 - ___ Odors
 - ___ bad taste [eg, sewage]
- ___ Inadequate drainage
 - ___ Backups into sink/tub
 - ___ Slow drainage
 - ___ Regularly a problem
 - ___ in shower/bathtub
 - ___ Kitchen sinks
 - ___ Bathroom sinks
- ___ Toilets
 - ___ Slow fill and flush
 - ___ Sewage backups/overflows
 - ___ Flushing mechanism broken
 - ___ Leaks
 - ___ From water line to wall
 - ___ from the base on the floor
 - ___ from the fixture itself
- ___ Garbage disposal
 - ___ Doesn't work
 - ___ Backs up
- ___ Bathtub drain doesn't work
- ___ Sink stoppers don't work
- ___ Faucets on sinks and tub
 - ___ loose or broken
 - ___ hard to move
 - ___ Drip/trickle
- ___ Other Leaky plumbing
 - ___ Faucets leak
 - ___ when used
 - ___ always
 - ___ Onto or under counter
 - ___ Drains under sink
 - ___ Dishwasher
 - ___ Garbage disposal
 - ___ Clothes washer
 - ___ Hoses -hot and cold intake

- ___ Drainage hose
- ___ Washing Machine itself
- ___ Broken pipes in ceiling, wall
- ___ Sewer/Septic system
 - ___ don't work
 - ___ Inadequately maintained
 - ___ Surface discharge, leaks
 - ___ odor
 - ___ discharge under building
- ___ Kitchen sink counter
 - ___ tiled
 - ___ nonporous and cleanable
- ___ Exterior faucets
 - ___ don't work/leak
- ___ Swimming pool/jacuzzi
 - ___ don't work
 - ___ leaks
 - ___ pump/filter broken
 - ___ will not heat

Flooring

- ___ Uncovered holes in floors
- ___ Floor separating from wall
- ___ Weak or loose floorboards
- ___ Buckling or uneven floors
- ___ Loose/chipped/missing tiles
- ___ Loose/torn/missing linoleum
- ___ Torn or loose carpeting
- ___ Nails sticking up through carpet
- ___ Exposed carpet tack strips
- ___ Carpeting mildewed or moldy
- ___ Carpeting stinks/unsanitary
- ___ Carpet torn/frayed, trip hazard

Windows

- ___ Inadequate number of windows
- ___ Inadequate ventilation from windows
- ___ cracks or broken glass
- ___ gaps in panes or windows
- ___ Inadequate weather sealing
- ___ Windows that should open
 - ___ Don't open easily
 - ___ stick
 - ___ Don't stay open as needed
 - ___ Don't close completely
 - ___ Don't latch
- ___ Ground floor windows have no lock
- ___ Window screens
 - ___ Holes or tears
 - ___ Missing from some/all
 - ___ Frames unbent, unbroken

Doors

- ___ Interior doors
 - ___ Loose in frame/maladjusted stick
 - ___ Will not close securely
 - ___ Missing knobs
 - ___ Missing working latches
- ___ Exterior doors
 - ___ Loose in frame/maladjusted stick
 - ___ Will not close securely
 - ___ Missing knobs
 - ___ Missing working latches
 - ___ Missing working deadbolts
 - ___ Inadequate weather stripping
 - ___ Key does not work well
 - ___ Threshold is broken
 - ___ Broken glass
- ___ Sliding glass doors
 - ___ stick
 - ___ Do not completely close
 - ___ will not lock securely
 - ___ tears or holes in screen
 - ___ Screen door loose in track
 - ___ Screen door will not latch
 - ___ Cracks or broken glass
- ___ Other exterior screen doors
 - ___ Improperly mounted
 - ___ Will not close fully
 - ___ Will not latch/lock
 - ___ Frame bent/broken
 - ___ Holes /tears in screen
 - ___ Does not close properly
 - ___ Cannot be secured open

Structure

- ___ Ceiling
 - ___ falling sown
 - ___ holes, flaking, looseness
 - ___ leaks, stains from leaks
 - ___ collapsing or soft
 - ___ damp
 - ___ leaks during rains
 - ___ leaks regularly
 - ___ weak, damp or soft spots
- ___ Walls
 - ___ Weak/loose/unconnected
 - ___ holes or gaps
 - ___ to outside
 - ___ missing wall surface
 - ___ at connection to floor/ceiling
 - ___ weak, damp or soft spots
 - ___ inadequate insulation
 - ___ permits water from outside
 - ___ Exterior walls not sealed
- ___ Shower area waterproofed
- ___ Basement
 - ___ floods
 - ___ inadequately sealed

- ___ unstable basement walls
- ___ Stairways/ rails
 - ___ insecure, unsafe
 - ___ dilapidated, failing
- ___ Exterior porch/deck unstable
- ___ Paint
 - ___ flaking or peeling
 - ___ lead-based

Appliances (supplied with unit)

- ___ Appliances don't all work
 - ___ Stove
 - ___ Refrigerator
 - ___ Dishwasher
 - ___ Clothes washer/dryer
 - ___ Air conditioner
 - ___ Garbage Disposal
 - ___ Trash compactor

Common Areas

- ___ Entryway doesn't work
- ___ Security gate doesn't work
- ___ Swimming pool
 - ___ doesn't work
 - ___ has stagnant/unhealthy water
 - ___ slippery pool deck
 - ___ No fence around pool
 - ___ Missing safety devices
 - ___ inadequately lit
- ___ Elevator
 - ___ doesn't work
 - ___ works sporadically
 - ___ does not function properly
- ___ Exterior lighting inadequate
 - ___ walkways/hallways
 - ___ stairwells
 - ___ parking areas
 - ___ outside of units
 - ___ Entrance to building
- ___ Intercom system doesn't work
- ___ Walkways have trip hazards
- ___ laundry room
 - ___ machines don't work
 - ___ inadequately lit
 - ___ filthy with debris and trash
- ___ Inadequate trash bins/pickup
- ___ Trash/debris/junk around grounds

Nuisances

- ___ Infestations
 - ___ mice/ rats/ rodents
 - ___ cockroaches
 - ___ ants
 - ___ spiders
 - ___ termites
 - ___ bees/ wasps/ hornets
 - ___ flies/mosquitos
 - ___ pigeons/bats
 - ___ Raccoons/opposums
- ___ Mold, mildew, mushrooms
- ___ Unsanitary water supply
- ___ raw sewage on exterior ground
- ___ Noxious fumes from sewer
- ___ Toxic/noxious fumes
- ___ smoke from neighbors in building
- ___ chemicals, paints, neighbors
- ___ Drug trafficking on the premises
- ___ Gang activity on the premises
- ___ Criminal acts by other tenants
 - ___ Assault /molestation
 - ___ violent crimes
 - ___ prostitution in the building
- ___ Noise
 - ___ construction in the building
 - ___ other tenants in the building
 - ___ noisy functioning of building
- ___ Blocking entry and exit
 - ___ of vehicles
 - ___ of pedestrian traffic

NOTES