

# 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

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## NOTES