

Interior Maintenance

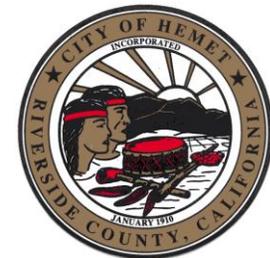
Yes	No	Electrical
		All receptacles are wired properly and are in working condition.
		All receptacles and light switches have approved covers on them.
		The electrical panel circuits are labeled appropriately and all openings are sealed closed.
		All lighting outlets have light fixtures installed in them.
Yes	No	Plumbing
		There are no leaks in the plumbing system.
Yes	No	Bathrooms
		Exhaust fan is working properly.
		There is hot and cold running water provided.
		The shower/bath is operational.
		Toilets are operational.
Yes	No	Kitchen
		Stove has an approved exhaust system installed correctly.
		Provided with hot and cold running water.
Yes	No	Smoke & CO Detector
		Smoke & Carbon Monoxide Detectors are installed.
Yes	No	Furnace/Air Conditioner
		Equipment has adequate combustible air.
		Vent is of an approved type and installed correctly.

		Heater is operational and able to supply 68 degree temperature 3' above the floor.
Yes	No	Water Heater
		Hot water heater has a pressure relief valve and downward discharge pipe routed to the exterior of the building.
		Properly strapped.
		T & P valve is installed correctly and in working condition.
		Approved vent is provided.
		Adequate combustion air is provided.
Yes	No	General
		Holes in walls, broken doors, windows shall be repaired.
		No unpermitted construction exists.
		Free of insects, roaches, rodents and vermin.
		Screens are installed on all openable windows.
		Handrails are structurally sound and stairs are in good repair.

If you answered "yes" to all of these items on the checklist, Congratulations! You should be proud of your property's appearance and the way you maintain it.

City of Hemet

An Owner's Guide And Checklist For Determining Compliance with Rental Registration Requirements



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Exterior Maintenance

The City of Hemet invites you to measure your rental property against this checklist. If any of your answers are "No", there may be a violation of the City's Code.

Thank you for your part in maintaining the high standards City of Hemet residents enjoy.

Yes	No	Fences & Walls
		Are safe, structurally sound and not leaning.
		All detached or freestanding structures (including, but not limited to, fences and walls) shall be maintained and not be in a condition of dilapidation, deterioration or disrepair.
Yes	No	Junk/Outdoor Storage
		The property is free of junk, debris, brush, equipment, appliances, indoor furniture or other personal property no longer used for the purpose it was made or manufactured.
		Trash cans are stored out of view when not set out for trash collection

Yes	No	Exterior Surfaces
		Address is posted on the building in a contrasting color from the background and visible from the public street.

		Apartment numbers are posted on or near the door of each apartment. Letter/number are a 4" size and on contrasting background.
		All exterior buildings (including, but not limited to, roofs, balconies, decks, fences, stairs, stairways, walls, signs and fixtures) surfaces are free of blighting and deteriorating conditions such as cracks, tears, holes, or loose, missing or rotted boards or other materials, or peeling, cracked or blistered paint or stucco.
		Sidewalks, walkways, pedestrian ways, driveways, and parking areas shall not be defective, cracked, broken, unsightly, or no longer viable.
Yes	No	Exterior Walls
		The walls are weatherproof and watertight; protected from elements by paint, protective covering and treatment.
		There are no broken, defective, damaged, dilapidated or missing windows, doors, or vents.
Yes	No	Vehicles, Trailers, Boars, Campers, etc.
		The property is free of outdoor storage of inoperable, unlicensed, dismantled or extensively damaged vehicles.

		The property is free of trailers, campers, boats or motor vehicles parked or stored in front yards (other than driveways).
		The property is free of canopies, tents, tarps, or other similar membrane structures in the front yard or yard area visible from the street.
Yes	No	Landscape/Vegetation
		All dead, decayed, diseased or hazardous trees, weeds, ground cover and other vegetation has been removed.
		The yard has landscaping or other approved ground cover.
Yes	No	Graffiti
		The property is free of graffiti or other defacement.
		Any previous graffiti removal, has been painted over with a color that matches the exterior of the remaining building.

