

# 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.

<p><b>Electrical</b></p> <ul style="list-style-type: none"> <li>Wall switches [all work?]</li> <li>Light fixtures [all work?]</li> <li>Exterior lights work</li> <li>For your exterior doors</li> <li>For stairways</li> <li>For garage/parking</li> <li>For common walkways</li> <li>Electrical outlets [all work?]</li> <li>Power Stable [or goes out?]</li> <li>No shocks from any part</li> <li>GFI [have reset button] plugs</li> <li>Around kitchen sink</li> <li>Around bathroom sink</li> <li>Fans all working</li> <li>ceiling [eg, bathroom]</li> <li>heater [eg, bathroom]</li> <li>above stove</li> <li>Switch/plug Cover plates</li> <li>None missing or broken</li> <li>Smoke alarms work properly</li> <li>Doorbell works well</li> <li>Security system works well</li> </ul> <p><b>Heating/Air Conditioning</b></p> <ul style="list-style-type: none"> <li>Gas/Electric room heater</li> <li>Exists and works</li> <li>Thermostat works properly</li> <li>Provides adequate heat</li> <li>Pilot stays lit</li> <li>Does not produce odor</li> <li>Other heaters</li> <li>heat lamps [eg, bathroom]</li> <li>wall heaters [electrical]</li> <li>Air Conditioning</li> <li>Exists and works</li> <li>Adequately cools all rooms</li> <li>Makes a loud noise</li> <li>Has a working thermostat</li> <li>Vents have metal adjusters</li> <li>Air filters keep out dust</li> <li>No broken ducts</li> <li>No asbestos in ducts</li> </ul> <p><b>Appliances</b></p> <ul style="list-style-type: none"> <li>Refrigerator works properly</li> <li>Stove/Oven works properly</li> <li>Washer/Dryer work properly</li> <li>Garbage disposal works well</li> <li>Trash compactor works well</li> <li>Dishwasher works well</li> </ul>	<p><b>Plumbing</b></p> <ul style="list-style-type: none"> <li>Hot and cold water supplied</li> <li>Hot water heated enough</li> <li>Adequate water pressure</li> <li>For both hot and cold?</li> <li>To all faucets?</li> <li>To washing machines?</li> <li>No bursts</li> <li>Clean water</li> <li>Free of rust, discoloration</li> <li>Odor free</li> <li>No bad taste [eg, sewage]</li> <li>Adequate drainage</li> <li>No backups into sink/tub</li> <li>Fast drainage</li> <li>in all sinks</li> <li>in shower/bathtub</li> <li>Garbage disposal flows</li> <li>Bathtub drain closes fully</li> <li>Sink stoppers close fully</li> <li>Toilets</li> <li>fill and flush quickly</li> <li>No backups, overflows</li> <li>Flushing mechanism works</li> <li>Don't leak at all</li> <li>From water line to wall</li> <li>At the base on the floor</li> <li>From cracks or joints</li> <li>Faucets on sinks and tub</li> <li>firmly placed and unbroken</li> <li>work easily on and off</li> <li>Completely stop [no drips]</li> <li>Leaky plumbing</li> <li>Faucets don't leak</li> <li>when used [from stem]</li> <li>Onto or under counter</li> <li>Drains don't leak under sink</li> <li>Dishwasher doesn't leak</li> <li>Clothes washer doesn't leak</li> <li>Hoses -hot and cold intake</li> <li>Drainage hose</li> <li>Machine itself</li> <li>Broken pipes in ceiling, wall</li> <li>Sewer/Septic system</li> <li>Works properly</li> <li>Adequately maintained</li> <li>No surface discharge, leaks</li> <li>No odor from any part</li> <li>No discharge under building</li> <li>Kitchen sink counter tiled,</li> <li>nonporous and cleanable</li> </ul>	<p><b>Windows</b></p> <ul style="list-style-type: none"> <li>Adequate number of windows</li> <li>No cracks or broken glass</li> <li>No gaps in panes or windows</li> <li>Weather sealing [no drafts]</li> <li>Windows that open</li> <li>Open easily and don't stick</li> <li>Stay open as needed</li> <li>Close completely and latch</li> <li>Ground floor windows lock</li> <li>All have window screens</li> <li>No holes or tears</li> <li>Frames unbent, unbroken</li> </ul> <p><b>Doors</b></p> <ul style="list-style-type: none"> <li>Solid in frame [not loose]</li> <li>All open without sticking</li> <li>All easily close securely</li> <li>All have working knobs</li> <li>All have working latches</li> <li>Exterior doors have deadbolts</li> <li>Weather stripping [no drafts]</li> <li>Threshold is solid, unbroken</li> <li>No broken glass [exterior]</li> <li>Sliding glass doors</li> <li>Slide without effort</li> <li>Close and lock securely</li> <li>No tears or holes in screen</li> <li>Screen door secure in track</li> <li>Screen door latches closed</li> <li>No cracks or broken glass</li> <li>Screen doors on Exteriors</li> <li>Properly mounted</li> <li>Closing device works well</li> <li>Frame unbent and unbroken</li> <li>No holes or tears in screen</li> <li>Opens and closes properly</li> </ul> <p><b>Flooring</b></p> <ul style="list-style-type: none"> <li>No uncovered holes in floors</li> <li>No floor separating from wall</li> <li>No weak or loose floorboards</li> <li>No buckling or uneven floors</li> <li>No loose/chipped/missing tiles</li> <li>No loose/torn/missing linoleum</li> <li>No torn or loose carpeting</li> <li>No nails sticking up</li> <li>No exposed carpet tack strips</li> <li>Carpeting not mildewed, moldy,</li> <li>smelling of animal defecation</li> <li>or urine, or otherwise unsanitary</li> </ul>	<p><b>Structure</b></p> <ul style="list-style-type: none"> <li>Ceilings all secure</li> <li>No holes, flaking, looseness</li> <li>No leaks, stains from leaks</li> <li>Not collapsing or soft</li> <li>Walls all secure</li> <li>No holes or gaps to outside</li> <li>No weak, damp or soft spots</li> <li>Protected surface near water</li> <li>Shower area waterproofed</li> <li>Adequate heat insulation</li> <li>Paint is not flaking or peeling, and</li> <li>is not lead-based</li> <li>Stairways and rails secure</li> <li>Earthquake retrofitting done</li> <li>No roof leaks from rain</li> <li>Weather-sealed walls [ie, dry]</li> <li>Sealed underground walls</li> <li>Unflooded basement areas</li> </ul> <p><b>Common Areas</b></p> <ul style="list-style-type: none"> <li>Working security gates, etc.</li> <li>Clean swimming pool</li> <li>Adequate exterior lighting</li> <li>Working intercom system</li> <li>Walkways with trip hazards</li> <li>Working, lit laundry room</li> <li>Adequate trash bins/pickup</li> <li>No trash/debris/junk</li> </ul> <p><b>Nuisances</b></p> <p><b>Health:</b> Infestations of mice, rats, cockroaches, ants, spiders, termites, bees, wasps, hornets, flies, pigeons, mosquitos, etc.</p> <p>Mold, mildew, mushrooms in any interior part of the unit</p> <p>Unsanitary water, sewage</p> <p>Noxious fumes from sewer, chemicals, paints, neighbors</p> <p><b>Crime:</b> "Drug trafficking" and "gang activity" are nuisances</p> <p>Assault, rape, molestation robbery, burglary, prostitution, etc. are arguably nuisances</p> <p><b>Noise:</b> from construction, neighbors, roof-mounted AC system is arguably a nuisance</p> <p><b>Driveway blocking:</b> is a nuisance [any ingress/egress]</p>
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