



CITY OF
TUKWILA

Rental Housing Program - Inspection Report and Checklist

UNIT DOES NOT PASS IF INSPECTION RESULTS EQUAL 25 POINTS OR MORE

Property Owner: _____

Rental Address: _____ Unit #: _____

Property Name: _____ Bedrooms: _____ Bathrooms: _____

Dwelling Type

- Single-family Fourplex
- Condominium Apartment w/5+ units
- Duplex Accessory Dwelling Unit
- Triplex Studio/Efficiency Unit

FILE # _____

Inspection Results **PASS/ FAIL**
(CIRCLE ONE)

Final Inspection Score _____

CITY OF TUKWILA OFFICIAL RENTAL INSPECTION REPORT

DATE OF INSPECTION: _____ INSPECTOR NAME (PRINTED): _____ INSPECTOR SIGNATURE: _____

REINSPECTION REQUIRED? Y / N REINSPECTION DUE DATE: _____

POST INSPECTION COMMENTS / REQUIRED CORRECTIVE ACTIONS

HAZARDS - Check all hazards that apply.	✓ NC-PTS	COMMENTS
Plumbing system hazards found - IPMC 504.3	25	
Mechanical equipment improperly installed and maintained - IPMC 603.1	25	
Combustion air supply is inadequate for fuel burning equipment - IPMC 603.5	25	
Unit does NOT have electrical service provided by utility - IPMC 604.1	25	
Electrical system hazards found - IPMC 604.3	25	
Other hazards found - IPMC 108 Describe hazard:	25	
Fire doors are blocked, obstructed, or inoperable - IPMC 703.2	25	
Inadequate emergency egress from one or more habitable spaces - IPMC 702.4	25	
Doors, bars, grilles, grates over emergency escape openings are NOT readily operable from inside, without keys or special knowledge - IPMC 702.3 & 702.4	25	
Missing/inoperable Smoke detector(s): Detectors required for each story; each bedroom; immediately outside each sleeping area - IPMC 704	25	
Missing or inoperable Carbon monoxide detector(s): Detectors required for each story; immediately outside each sleeping area - RCW 19.27.530	25	
One or more bedroom under 70 sq ft - IPMC 404.4.1	25	

For each hazard present add 25 points to Final Inspection Score

RENTAL HOUSING INSPECTION CHECKLIST

DIRECTIONS:

If code standard is not met the inspector will mark the applicable section with the appropriate point value based on the severity of the violation. Severity levels are defined as minor, moderate, or severe (except where only a single score option is provided). The inspector will mark NA if not applicable and will add inspection notes to support ratings. Sections left blank indicate compliance with the referenced standards. Total score shall be calculated based on assigned non-compliance point values assigned to each violation and severity level. **An inspection does not pass if there is a total of 25 or more non-compliance points (NC-PTS).**

INTERIOR CONDITIONS														NC-PTS			SCORE
INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) STANDARD	entry	living rm	dining rm	kitchen	utility	bathroom (1)	bathroom (2)	bathroom (3)	bedroom (1)	bedroom (2)	bedroom (3)	bedroom (4)	other	minor	moderate	severe	
Windows and frames in good repair - IPMC 305.3														1	2	3	
Floor surface in good repair - IPMC 305.4														1	2	3	
Wall surface in good repair - IPMC 305.3														1	2	3	
No visible mold, mildew, or signs of moisture or leaks - IPMC 504.1														1	5	25	
Adequate source of heat - IPMC 602.3 & 602.5														25			
No evidence of insect or rodent infestation/harborage - IPMC 302.5 & 309														3	10	25	
Functional lighting fixtures - IPMC 402.2 & 402.3														1	2	3	
Two separate & remote electrical outlets per room - IPMC 605.2														2			
Minimum of 1 openable, approved-size window facing directly to the outdoors - IPMC 402.1 & 403.1														1	5	25	
Stove vent properly connected and functional - IPMC 302.6 & 403.4														1			
Has a clear path of not less than 3' clearance between counterfronts and appliances or walls - IPMC 404.2														1	5	25	
Has kitchen sink, cooking stove, refrigerator, and counter space - IPMC 404.7 & 502.1														25			
1 grounded-type receptacle or GFCI: laundry, kitchen, garage, basement - IPMC 605.2														1			
Hot and cold water to all plumbed fixtures - IPMC 505.1														25			
Clothes dryer exhaust vented properly to exterior - IPMC 403.5														2	10	25	
Water heater correctly installed - IPMC 505.4														3	10	25	
Door for privacy, in good repair, securely attached - IPMC 503.1														1	2	3	
Separate bathroom with toilet, sink, & tub/shower - IPMC 404.4.3														25			
Bathroom/toilet room properly ventilated (openable screened window or functional mechanical fan) - IPMC 403.2														2			
Has at least one electrical receptacle - IPMC 605.2														1			

INSPECTION NOTES:

EXTERIOR STRUCTURE / EXTERIOR PROPERTY

INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC) STANDARD	ext. structure	ext. property	NC-PTS	minor	moderate	severe	SCORE
Surfaces in good repair - IPMC 304.2							
Address numbers 4" tall & visible from the street - IPMC 304.3				1			
Strutural members in good repair - IPMC 304.4				3	10	25	
Foundation walls in good repair - IPMC 304.5				3	10	25	
Exterior walls in good repair - IPMC 304.6				3	10	25	
Roof and drainage in good repair - IPMC 304.7				2	10	25	
Decorative features in good repair - IPMC 304.8				1			
Overhang extensions in good repair - IPMC 304.9				2	10	25	
Stairways, decks, porches, balconies in good repair - IPMC 304.10				3	10	25	
Handrails and guardrails firmly fastened - IPMC 304.12				2	10	25	
Chimneys and towers in good repair - IPMC 304.11				3	10	25	
Exterior doors in good repair; deadbolt locks operable by knob; deadbolt throw not less than 1 inch - IPMC 304.15				2	10	25	
Clean, safe & sanitary/no uncontained debris - IPMC 302.1				1	5	10	
Approved waste containers w/tight fitting lids - IPMC 308				1	5	10	
Sidewalks/driveways free of hazards - IPMC 302.3				1	3	5	
No weeds in excess of 12 inches - IPMC 302.4				1	3	10	
No evidence of insect or rodent infestation/harborage - IPMC 302.5 & 309				3	10	25	
Accessory structures in good repair - IPMC 302.7				3	10	25	
No junk vehicles/repair outside garage - IPMC 302.8				1	5	10	
Free from graffiti - IPMC 302.9				1	3	5	
No standing water or erosion - IPMC 302.2				2			
Swimming Pools, Spas & Hot Tubs - Clean, sanitary, in good repair - IPMC 303.1				1	5	10	
Swimming Pools, Spas & Hot Tubs - Enclosure 60" high, w/self-closing latch - IPMC 303.2				3	10	25	

INSPECTION NOTES

space for additional inspection notes on back

ADDITIONAL INSPECTION NOTES