

Plumbing

- Plumbing pipes, fittings and valves necessary to supply and conduct natural fuel gases, sanitary drainage, storm drainage, or potable water maintained in operating condition
- Plumbing fixtures free of cross-connections and conditions that permit backflow into the potable water supply
- Plumbing fixtures connected to approved potable water supply system
- Plumbing fixtures connected and maintained in operating condition
- Plumbing fixtures connected to a public sewer system or to an approved private sewage disposal system
- Capability for hot (110°F minimum) and cold running water with adequate pressure

Utility

- Air conditioning capable of maintaining a room temperature of at least 15 degrees cooler than the outside temperature, but in no event higher than 85°F, provided and maintained
- All fixed systems, including unit covers, panels, conduits, and disconnects maintained in operating condition, properly attached
- Window mounted units installed in compliance with construction codes (if provided)
- Heating facilities capable of maintaining a room temperature of at least 15 degrees warmer than the outside temperature, but in no event lower than 68°F, provided and maintained

Appliances

- Maintained in operating condition (if provided)

GENERAL VIOLATIONS

- No infestation or condition that contributes to infestation exists
- Abide by occupancy limits in Texas Property Code Section 92.010

GENERAL INFORMATION

The above checklist is based on Chapter 27, "Minimum Property Standards" of the Dallas City Code.

For more information, please visit our website at dallascityhall.com/departments/codecompliance where you can learn more about the code, rental registration, and other helpful resources, including a Housing Standards Manual.

Note:

Please be advised that a checklist is needed for each property inspected.

I attest that this checklist is for the property located

at _____.

Signature

Date



The Single Family Rental Program empowers owners to be responsible for the quality of their tenants housing and to promote healthy and safe neighborhoods in which they have a vested interest. An owner must conduct regular inspections of rental properties to ensure they are safe and well-maintained. The following checklist must be completed and returned along with an Affidavit.

DEFINITIONS:

Operating Condition: Free of leaks, safe, sanitary, structurally sound and in good working order

Habitable Space: the space occupied by one or more persons while living, sleeping, eating, and cooking. Bathrooms, toilet rooms, closets, hallways, storage spaces, and utility rooms and other similar rooms are not considered habitable rooms

Single Dwelling Unit: a single family or duplex as defined in the Dallas Development Code, as amended, or a condominium dwelling unit

For more definitions please see Dallas City Code, Sec 27-3.

EXTERIOR

Exterior Surfaces

- Protected, by periodic application of paint or other weather-coating materials, any exposed metal or wood surfaces from the elements and against decay or rust
- No peeling, chipping, or abraded paint
- No cracked or loose plaster, wood or other defective surface conditions
- House numbers visible from the public right of way

Exterior Doors, Windows & Skylights

- Maintained so that they are weather tight and in operating condition

Foundation & Foundation Component

- Maintained in operating condition
- Foundation components securely fastened

Roofs

- Free from leaks, holes, charred or deteriorated roofing materials, rotted wood, and other unsafe conditions

Gutters & Downspouts

- Maintained in operating condition
- Securely fastened

Chimneys & Towers

- Maintained in operating condition
- N/A—no chimney or tower

Stairs & Steps

- Maintained in operating condition
- Securely fastened and anchored
- Free of trip hazards
- Capable of safely supporting imposed live and dead loads
- No cracks or breaches in lightweight concrete steps, balconies and walkway

Balconies, Landings, Porches, Decks & Walkways

- Balconies, landings, porches, decks, and walkways maintained in operating condition
- Support posts, columns, and canopies maintained in operating condition
- Support posts, columns, and canopies securely fastened and anchored

Handrails & Guardrails

- Maintained in operating condition
- Securely fastened and anchored
- Capable of safely supporting imposed dead and live loads

PREMISES AND ACCESSORY STRUCTURES

Premises

- No grass or weeds higher than 12 inches in height
- No litter on private premises
- Vegetation adjacent to property line trimmed back
- No holes, excavations, sharp protrusions or other objects or conditions reasonably capable of causing injury to a person exist on the land
- No indoor items placed, stored or maintained outside in excess of a period of 24 hours
- No presence of any junked vehicle on the property

Fencing, Retaining Walls & Barriers

- Maintained in operating condition
- No rotted, missing, fire-damaged or broken wooden slots and support posts
- No broken, missing, or bent metal posts
- No torn, cut, bent, or ripped metal fencing materials

INTERIOR

Walls & Ceilings

- Maintained in operating condition
- Securely fastened to eliminate collapse hazards
- No holes, cracks, or loose surface materials

Floors

- Maintained in operating condition
- No holes, cracks, breaches, decay, rust, or rot

Interior Surfaces (including windows and doors)

- Maintained in operating condition
- No peeling, chipping, flaking, or abraded paint
- No cracked or loose plaster, wood, or other defective surface conditions

Hallways & Stairs

- Maintained in operating condition, securely fastened and anchored
- Free of trip hazards
- Capable of safely supporting imposed live and dead loads

Bedrooms

- Number of bedrooms _____
- Smoke alarm provided in each room used for sleeping purposes

Kitchen

- Kitchen equipped with a kitchen sink
- No dripping or loose or missing faucets or handles
- Countertops and backsplashes maintained free of decay, rust and rot

Bathroom

- Minimum of one toilet, a lavatory sink, and either a bathtub or shower, or a combination of bathtub or shower
- No dripping or loose or missing faucets or handles
- Shower enclosure maintained free of holes, cracks, breaches, decay, rust and rot

ELECTRICAL, PLUMBING, UTILITY & APPLIANCES

Electrical

- Maintained in operating condition
- Circuits and outlets sufficient to safely carry a load imposed by normal use of appliances, equipment, and fixtures
- No extension cords used as permanent wiring
- In each habitable room, bathroom, hallway, and stairway of a dwelling unit at least one outlet controlled by a wall switch
- Light fixtures located adjacent to exterior doors maintained in operating condition
- All natural and mechanical ventilation in habitable rooms maintained in operating condition

