

# **RENTAL PROPERTY REGISTRATION: THE INSPECTION PROCESS**

*We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self*

# Inspections

- Property inspections are conducted to determine compliance with applicable state and local laws including, but not limited to, the current adopted International Residential Code and the current adopted International Property Maintenance Code.

# Automatic Failures:

- Inspecting for life safety issues is an important part of the inspection process and therefore failure to address the following issues will cause a property to automatically fail the inspection.
  - No vacuum breakers on hose bibs
  - No GFCI (ground-fault circuit interrupter) protection
  - No smoke/carbon monoxide detectors
  - Water heater temperature and pressure relief pipe running uphill
  - No combustion air for fuel burning appliance closets
  - Missing/incorrect security devices

# No vacuum breakers on hose bibs

Vacuum breakers shall be installed on all hose bibs.

No vacuum breaker



Vacuum breaker installed



# No GFCI Protection

GFCI protection is required on kitchen countertops, in bathrooms, outdoor areas, unfinished basements and crawl spaces, garages, boathouses, and laundry areas.

No GFCI protection



GFCI protection installed



# No smoke alarm(s)

Smoke alarms are required in each bedroom and hall that leads to those bedrooms on every floor.

**Smoke Alarm**



**Combo Smoke/Carbon Monoxide Alarm**





# No carbon monoxide detector

Carbon monoxide alarms are required where there are gas fired appliances and/or if the unit has an attached garage that communicates with the dwelling. Alarms shall be installed per the manufacturer's specifications.

**Carbon Monoxide Alarm**



**Combo Smoke/Carbon Monoxide Alarm**



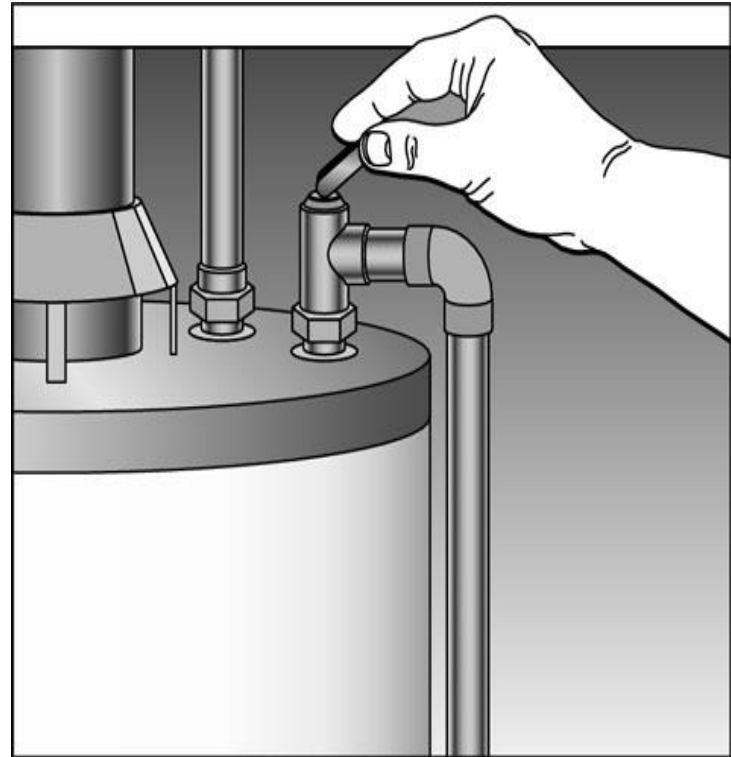
# T & P Relief Valve Running Uphill

Water heaters shall be installed where the temperature and pressure relief valve is going downhill.

**T&P Valve Running Uphill**



**T&P Valve Running Downhill**

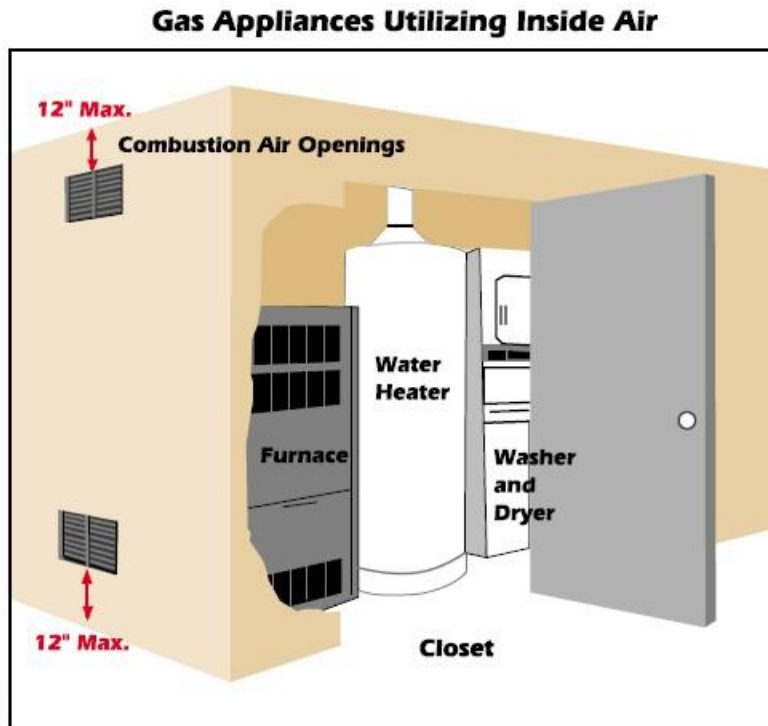




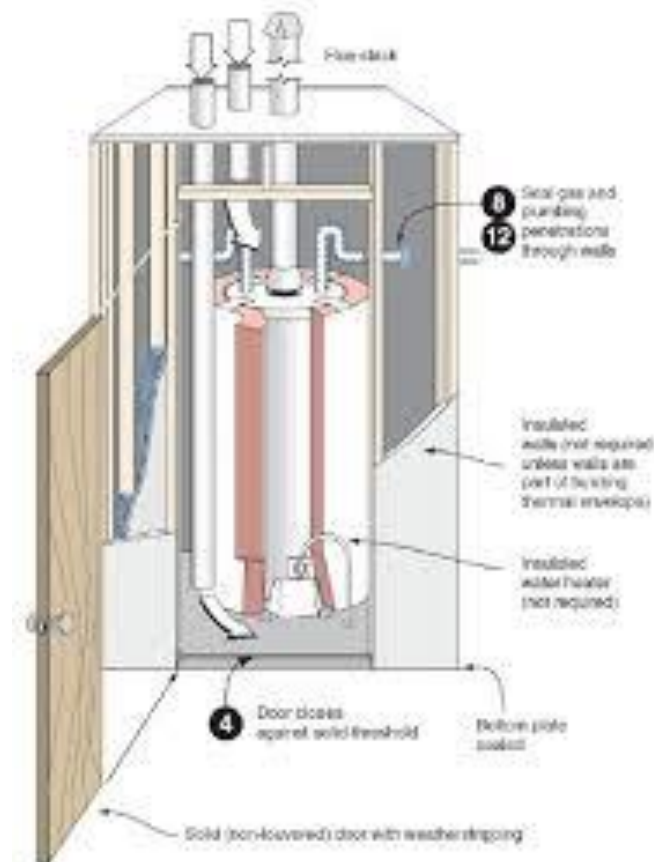
# No Combustion Air

All fuel burning appliance closets shall be ventilated with fresh air.

## Combustion Air Not Installed to Code



## Combustion Air Available



# Missing/Incorrect Privacy Devices

All existing rental dwellings in TX must be equipped with keyless deadbolts (or keyless bolting devices).

**Incorrect Security Device**



# Missing/Incorrect Privacy Devices

All existing rental dwellings in TX must be equipped with keyless deadbolts (or keyless bolting devices).

## Correct Security Devices

