



## Economic and Community Development

Location: 220 4th Avenue South • Kent, WA 98032-5895

Phone: 253-856-5550 • RHIP@KentWA.gov

# Rental Housing Inspection Program Checklist

The intent of this checklist is to provide a reasonable level of predictability for owners, residents, and inspectors. No checklist can encompass every possible scenario and inspectors are required to use a significant amount of professional judgement. This health and safety inspection is designed to acknowledge the standards that were in place at the time of the property's construction, provided those standards do not threaten life-safety. It is not the intention of the program to bring all of Kent's rental properties into compliance with current building code. However, "repairs, additions, or alternations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the International Building Code, International Existing Building Code, International Energy Conservation code, International Fire Code, Internationals Residential Code, International Plumbing Code, and NFPA 70." (IPMC 102.3).

Rules for determining building code standards for each failed item:

Buildings constructed under prior codes need to meet the building standards that were in place at the time of original construction, however:

- If a repair requires a City of Kent permit, the repair must conform to the current building codes adopted by the City of Kent. Permit requirements are outlined in the International Building Code. (KCC 14.01)
- If the Building Official deems the failure is a major life-safety issue, the repair must conform to the current building code adopted by the City of Kent. (KCC 14.01)
- If upgrades, modifications, and/or installations were made to the original construction and were permitted, the building code standards in place at the time the permit was issued will be enforced.
- If upgrades, modifications, and/or installations were made without a permit, the repair must conform to the current building code standards adopted by the City of Kent. (KCC 14.01)

### General Rules:

Failed items with an asterisk are deemed health and life-safety items and must be corrected within 30 days. All other failed items must pass re-inspection within 60 days.

The following documentation is required to be submitted online <https://www1.thecomplianceengine.com/>:

### After the initial inspection:

1. Checklist signed by both the RHIP inspector and the landlord/property owner.
2. All pictures of identified failures, correctly labeled.

### After the re-inspection:

1. Invoice of materials purchased for repairs.
2. Pictures of repairs made.
3. Permit numbers and/or written determination from the City of Kent Building Services staff that a permit is not required.

All checklist items must receive a passing determination and all required documentation must be submitted to RHIP before a Certificate of Compliance can be issued.



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# Rental Housing Inspection Program Checklist

**Please print in black ink only.**

Owner Name \_\_\_\_\_

Rental Property Address \_\_\_\_\_

Rental Property Contact \_\_\_\_\_ Contact Phone Number \_\_\_\_\_

Unit Number Inspected \_\_\_\_\_ Inspector \_\_\_\_\_ Inspection Date \_\_\_\_\_

Type of Inspection       Initial       Re-Inspection

## 1. EXTERIOR: STRUCTURE, SHELTER, AND MAINTENANCE

1.1	* <b>Building Addressing:</b> Buildings shall have a plainly legible and visible address from the street or road fronting the property. Numbers shall be 6" in height with a 1" stroke. <i>(KCC 13.06.140)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.2	* <b>Roofs and Drainage:</b> The roof and flashing shall be sound, tight, and not have defects that admit rain. Roof drainage is adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters, and downspouts are maintained in good repair and free from obstructions. Roof water is not to be discharged in a manner that creates a public nuisance. <i>(IPMC 304.7)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.3	* <b>Structural Components/Members:</b> Structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads. <i>(IPMC 304.4)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.4	* <b>Exterior Walls:</b> Exterior walls are free of holes, breaks, and loose or rotting material, are weatherproof and protected from deterioration. <i>(IPMC 304.6)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.5	* <b>Stairs and Decks:</b> Every exterior stairway, deck, porch, balcony, and all appurtenances attached thereto, are maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. <i>(IPMC 304.10)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

1.6	<b>Foundation:</b> Foundation shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent entry by rodent or other pests. <i>(PMC 304.5, IBC 1203.4)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.7	<b>Chimney:</b> Chimney or similar appurtenances are maintained in a safe and sound condition and are in good repair, and meet the required clearance in accordance with the manufacturer's requirements. <i>(IPMC 304.1.1, 603.3, IMC 805)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.8	<b>Windows and Skylights:</b> Windows, skylights and exterior door frames are in good repair, sound condition, and weather tight. Openable windows are easy to open and capable of being held in position by window hardware. <i>(IMPC 304.11)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.9	<b>Garbage/Rubbish:</b> Garbage/rubbish is accumulated inside trash receptacles and not elsewhere on the property. <i>(KCC 8.01.030, 8.04.100)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.10	* Duct Systems shall be maintained free of obstructions and shall be capable of performing the required function. <i>(IPMC 607.1)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.11	Grading and drainage is present in a manner that prevents erosion of soil and prevents stagnant water thereon, or within the structure. <i>(IPMC 302.2)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
1.12	Wood siding and earth on the exterior of a building has a vertical clearance between 2"-6" from concrete steps, porch slabs, and similar horizontal surfaces exposed to weather. <i>(IBC 2304.12.1.5)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

## 2. COMMON AREAS ONLY

2.1	<b>*Structural Components/Members:</b> Structural Components/members are structurally sound, free of deterioration, are properly anchored, and are capable of supporting the imposed loads. (IPMC 305.2)	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
2.2	<b>*Stairs and Walking Surfaces:</b> Every stair, ramp, landing, balcony, porch, or other walking surface are maintained in a sound condition and good repair. (IPMC 305.4)	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
2.3	<b>*Handrails and Guards:</b> Stair with 4 or more risers has handrails on two sides. Open portions of each stair, landing, balcony, porch, deck, ramp, or other walking surface that is more than 30 inches above the floor or grade below has guards. Gaurds are present and have a height of 42" above the walking nose of tread. (IPMC 307.1, IBC 1014.3)	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
2.4	<b>*Ventilation:</b> Every habitable space shall have not less than one openable window. Bathrooms and kitchens are in compliance if mechanical ventilation is operable and the discharge is to the outdoors and not recirculating. (IPMC 403.1) <i>Note: exception where rooms and spaces without opening to the outdoors are ventilated through an adjoining room that has an unobstructed opening 8% and not less than 25 square feet. (IPMC 403.1)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
2.5	<b>Interior Doors:</b> Every interior door is fit reasonably well within its frame, is capable of being opened and closed properly, and is securely attached to jambs, headers, or tracks as intended by the manufacturer of the attached hardware. (IPMC 305.6)	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
2.6	<b>Interior Surfaces:</b> Interior surfaces, including walls, windows and doors, are maintained in good, clean and sanitary condition. The interior is free of peeling, chipping/flaking or abraded paint; or loose or damaged plaster/sheetrock: decayed wood or other defective surface conditions present that would exceed a combined 4 sf. (IPMC 305.3)	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
2.7	<b>Exhaust Systems:</b> Clothing dryer exhaust systems shall be independent of all other systems and will exhaust outside the structure in accordance with the manufacturer. (IPMC 403.2)	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

2.8	<p><b>Lighting:</b> Every habitable space shall have not less than one window facing directly to the outside or to the court. Every common hall and stairway in apartments shall be lighted at all times with not less than a 60-watt or equivalent light bulb for every 200 sf of floor area. All other spaces shall be provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions and the safe occupancy of the space and utilization of the appliances, equipment, and fixtures.</p> <p><i>Note: Windows not required in bathrooms and kitchens provided the room has an artificial light source and ventilation. (IPMC 402.1, 402.2, 402.3)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
2.9	<p><b>Exterior doors:</b> door assemblies and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. <i>(IPMC 304.15)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
2.10	<p><b>Elevators</b> are operational and have been inspected annually. <i>(IBC 116.1, 1003.7, 1009.4)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

### 3. COMMON AREA: POOL, HOT TUBS, AND SPAS

3.1	<p>Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. <i>(IPMC 303.1, 303.2)</i></p> <p>Exception: Spas or hot tubs with a safety cover that complies with ASTM F 1346 shall be exempt from the provisions of this section.</p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

#### 4. COMMON AREA: FIRE SAFETY

4.1	<b>*Egress:</b> A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public. The means of egress shall be continuously maintained free from obstructions or impediments in case of fire or other emergency. Means of egress shall comply with the International Fire Code. <i>(IFC 1031.2, IPMC 702.1)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
4.2	<b>*Exit Signs:</b> Exit signs shall be internally or externally illuminated. <i>(IFC 1104.3)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
4.3	<b>*Exit Illumination:</b> Exit signs shall be visible under emergency illumination conditions <i>(IFC 1104.4)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
4.4	<b>*Fire-resistance rated assemblies:</b> Required fire walls, fire barriers and fire partitions are maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers are maintained in accordance with NFPA 80. <i>(IPMC 703.3)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
4.5	<b>*Fire Extinguishers:</b> Portable fire extinguishers shall be maintained annually. <i>(IFC 906.2)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

#### 5. INTERIOR: FIRE SAFETY

5.1	<b>*Smoke Alarms:</b> Single- or multiple-station smoke alarms must be installed and maintained in all of the following locations: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms; in each room used for sleeping purposes; In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. <i>(IPMC 704.26.1.2)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
5.2	<b>*Carbon Monoxide Detectors:</b> Carbon Monoxide detectors shall be provided where any of the following conditions exist; fuel-burning appliances, fuel-burning fireplaces, forced-air furnaces, fuel-burning appliances outside dwelling and sleeping units, and private garages. Required carbon monoxide detection shall be located in accordance with IBC 915.2.1, IFC 915.4.3, IFC 915.4.3, IFC 1103.9) Note: If not applicable, check Pass. <i>(WAC 51-54A-0915) (IPMC 705.1, 705.2)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

5.3	<b>*Emergency Escape Opening:</b> Required emergency escape and rescue openings shall be maintained and operational from the inside of the room without the use of keys or tools in accordance with the code that was in effect at the time of construction. Bars, grilles, grates, or similar devices are permitted to be placed over emergency escape and rescue openings provided the minimum net clear opening size complies with the code that was in effect at the time of construction. <i>(IPMC 702.4)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
5.4	<b>*Egress:</b> A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public way. The means of egress shall be continuously maintained free from obstructions or impediments in case of fire or other emergency. Means of egress shall comply with the International Fire Code. <i>(IFC 1031.2, IPMC 702.1)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
5.5	<b>*Fire-Resistance-Rated Assemblies:</b> Required fire walls, fire barriers and fire partitions are maintained to prevent the passage of fire. Openings protected with approved doors or fire dampers are maintained in accordance with NFPA 80. <i>(IPMC 703.3)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
5.6	<b>*Fire Extinguishers:</b> Portable fire extinguishers shall be maintained annually. <i>(IFC 906.2)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

## 6. INTERIOR: STRUCTURE, SHELTER, AND MAINTENANCE

6.1	<b>*Unit Addressing:</b> Unit address shall be located at the front door in a height of not less than 3" in height. <i>(KCC 13.06.140)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
6.2	<b>*Structural Components/Members:</b> Structural Components/members are structurally sound, free of deterioration, are properly anchored, and are capable of safely supporting the imposed loads. <i>(IPMC 305.2)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
6.3	<b>*Stairs and Walking Surfaces:</b> Every interior stairs, ramps, other walking surfaces is maintained in a sound condition and good repair. <i>(IPMC 305.4)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

6.4	<b>*Interior stairs</b> with 4 or more risers has handrails on two sides. Open portions of each stair, landing, balcony, porch, deck, ramp, or other walking surface that is more than 30 inches above the floor or grade below has guards. Guards are present and have a height of 42" above the walking nose of tread. <i>(IPMC 307.1, IBC 1014.3)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
6.5	<b>*Windows (Ventilation):</b> Every habitable space shall have not less than one operable window. Bathrooms and kitchens are in compliance if mechanical ventilation is operable and the discharge is to the outdoors and not recirculating. <i>(IPMC 403.1)</i> <i>Note: exception where rooms and spaces without openings to the outdoors are ventilated through an adjoining room that has an unobstructed opening 8% and not less than 25 sq ft. (IPMC 403)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
6.6	<b>*Rodents/Insects:</b> Structure shall be kept free from insects and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. <i>(IPMC 309)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
6.7	<b>Interior Doors:</b> Every interior door is fit reasonably well within the frames and shall be capable of being opened and closed properly and securely attached to jambs, headers, or tracks as intended by the manufacture of the attached hardware. <i>(IPMC 305.6)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
6.8	<b>Room Dimensions:</b> <i>Width-</i> all habitable rooms, other than a kitchen, shall not be less than 7' in any dimension. Kitchens shall have a minimum clear passageway of 3' between counter fronts and appliances or counter fronts and walls. <i>Height-</i> all habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms, and habitable basement areas shall have a minimum clear ceiling height of 7'. <i>(IPMC 403.3, 404.2, 404.3)</i> <i>Note: Exemptions found in International Property Maintenance Code 404.3</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
6.9	<b>Room Dimensions:</b> Every living room shall not contain less than 120 sf and every bedroom shall not contain less than 70 sf. <b>**If room(s) are unmodified from originally permitted construction, may be exempt from this requirement.</b> <i>Note: Exemptions found in International Property Maintenance Code 404.3 (IPMC 404.4.1)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
6.10	<b>Exhaust Systems:</b> Clothing dryer exhaust systems shall be independent of all other systems and will exhaust outside the structure in accordance with the manufacturer. <i>(IPMC 403.5)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	



6.11	<p><b>Lighting:</b> Every habitable space shall have not less than one window facing directly to the outside or to the court. Every common hall and stairway in apartments shall be lighted at all times with not less than a 60-watt or equivalent light bulb for every 200 sf of floor area. All other spaces shall be provided with natural or artifice light sufficient to permit the maintenance of sanitary conditions and the safe occupancy of the space and utilization of the appliances.</p> <p><i>(IPMC 402.1, 402.2, IPMC 402.3)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
6.12	<p><b>Interior Surfaces:</b> Interior surfaces, including walls, windows and doors, are maintained in good, clean and sanitary condition. The interior is free of peeling, chipping/flaking or abraded paint; or loose or damaged plaster/sheetrock; decayed wood or other defective surface conditions present that would exceed a combined 4 sf. <i>(IPMC 305.3)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

## 7. PLUMBING AND HOT WATER

7.1	<p><b>*Plumbing Fixtures:</b> Plumbing fixtures shall be properly installed and maintained in working order, shall be kept free from obstruction, leaks, and defects, and shall be capable of performing the function for which such plumbing fixtures are designed. <i>(IPMC 504.1)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
7.2	<p><b>*Plumbing Connections:</b> Plumbing fixtures shall be properly connected to either a public sewer system or to a private sewage disposal system. <i>(IPMC 506.1)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
7.3	<p><b>*Plumbing Lines:</b> All plumbing supply lines, waste lines, sewer lines, venting, and plumbing stacks are functioning properly and are free from obstructions, leaks, or defects. <i>(IPMC 506.2)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
7.4	<p><b>*Water Heating Facilities:</b> Water heating facilities shall be properly installed, maintained, and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower, and laundry facility at a minimum temperature of 110°F. A gas-burning water heater shall not be located in any bathroom, toilet room, bedroom or other occupied room normally kept closed, unless it is a direct vent appliance. <i>(IPMC 505.4, UPC 608, 608.3)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
7.5	<p><b>Plumbing Dwelling Unit Requirements:</b> Every dwelling unit has its own bathtub or shower, lavatory, water closet, and kitchen sink. Lavatory is placed in the same room as the water closet or located in close proximity to the door leading directly into the room containing the water closet. <i>(IPMC 502.1)</i></p>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

7.6	<b>Plumbing Hazards:</b> Plumbing systems are adequately venting, cross connecting, backsiphonage, proper installation and are without damage or deterioration. <i>(IPMC 504.3)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
7.7	<b>Cooking appliances</b> are properly installed, maintained in a safe working condition, and capable of performing the intended function. <i>(IPMC 603.1)</i> <i>Note: only applicable for cooking appliances that were provided by property owner.</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

## 8. HEATING AND ELECTRICAL

8.1	<b>*Heating:</b> Dwelling is provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms. <i>(IPMC 602.2)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
8.2	<b>*Electrical Hazards:</b> The dwelling unit is free of faulty electrical receptacles or switches, damaged or exposed wiring, improved wiring, or improper fusing. <i>(KCC 10.02.100)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
8.3	<b>*Luminaires:</b> Every hallway, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room, and furnace room has not less than one operable electric luminaire. All habitable rooms must have an operable electric luminaire; bedrooms may have two outlets in place of luminaire. <i>(IPMC 402.1, 402.2, 402.3, IFC 6.05.7)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
8.4	<b>*Extensions Cords:</b> Flexible or extension cords are not used for permanent wiring, or for running through doors, windows, or cabinets, or concealed within walls, floors, or ceilings. <i>(IFC 604.5)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
8.5	<b>*Electrical Covers:</b> Open junction boxes and open-wiring splices shall be prohibited. Appropriate covers shall be provided for all switch and electrical outlet boxes. <i>(IFC 604.6)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
8.6	<b>Receptacles:</b> All habitable spaces have at least two separate operable receptacles. Every bathroom shall have at least one receptacle. <i>(KCC 10.02.100)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

8.7	<b>Mechanical appliances</b> , solid fuel-burning appliances, and water heating appliances are properly installed, in safe working condition, and capable of performing the intended function. <i>(IPMC 603.1, 603.4)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	
8.8	<b>Clearance</b> for combustibile materials is maintained in accordance with manufacture requirements. <i>(IPMC 603.3)</i>	<input type="checkbox"/> Pass	<input type="checkbox"/> Fail
Location:		Recommended resolution:	

INSPECTION RESULTS	
PASS	FAIL-CORRECTION NEEDED

**Certification of Inspection:** By my signature, I certify that I have personally physically inspected this property and that this property does/does not comply with the standards set forth in the City of Kent Rental Housing Inspection Program as authorized by KCC 10.02. I also understand that knowingly submitting a falsified certification of inspection is a gross misdemeanor with a fine up to five thousand dollars (\$5,000). I hereby certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

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Inspector's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Declaration of Compliance:** By my signature, I certify that I am authorized to submit the information provided in this checklist to the City of Kent in accordance with the City of Kent Rental Housing Inspection Program as authorized by KCC 10.02. I understand this rental property must comply with all the provisions of the Rental Housing Inspection Program and that I will be required to submit a certificate of inspection no later than once every three years for this property. I also understand that knowingly submitting a falsified certificate of inspection is a gross misdemeanor punishable with a fine up to five thousand dollars (\$5,000). I hereby certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

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Landlord's Signature \_\_\_\_\_ Date \_\_\_\_\_