



City of Tukwila

Department of Community Development
6300 Southcenter Boulevard, Tukwila, WA 98188

Jim Haggerton, Mayor

Jack Pace, Director

RENTAL HOUSING LICENSING PROGRAM: INSPECTION CHECKLIST

Owner name:	DWELLING TYPE: <input type="checkbox"/> Duplex <input type="checkbox"/> Single-family <input type="checkbox"/> Triplex <input type="checkbox"/> Condominium <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartments w/ 5 or more units <input type="checkbox"/> Accessory Dwelling Unit	Rental Address:
Mailing address:		Property Name:
		Unit Number:

UNIT DOES NOT PASS IF INSPECTION RESULTS IN A TOTAL OF 25 OR MORE NON-COMPLIANCE POINTS

COMPLIES WITH STANDARD?

IPMC	A EXTERIOR PROPERTY	YES ✓	N/A ✓	NO (Circle)	COMMENTS
302.1	Clean, safe & sanitary / no uncontained debris			1	
302.2	No standing water or erosion			1	
302.3	Sidewalks/driveways free of hazards			1	
302.4	No weeds in excess of 24 inches			1	
302.5	No evidence of rodent harborage / vermin infestation			2	
302.7	Accessory structures in good repair			1	
302.8	No junk vehicles/under repair outside garage			1	
302.9	Free from graffiti			1	
308	Approved garbage containers with tight fitting lids			1	

SECTION A
Total of Circled Points

IPMC	B SWIMMING POOLS, SPAS & HOT TUBS	YES ✓	N/A ✓	NO (Circle)	COMMENTS
303.1	Clean, sanitary, in good repair			1	
303.2	Enclosure 60" high, w/ self-closing latch on gate			3	

Date of last public health inspection
(multi-family complexes only):

SECTION B
Total of Circled Points

IPMC	C EXTERIOR STRUCTURE	YES ✓	N/A ✓	NO (Circle)	COMMENTS
304.2	Surfaces in good repair			1	No peeling paint, lack of paint or lack of weather protection
304.3	Address numbers 4" tall & visible from street			1	
304.4	Structural members in good repair			3	
304.5	Foundation walls in good repair			3	
304.6	Exterior walls in good repair			3	
304.7	Roof and drainage in good repair			2	
304.8	Decorative features in good repair			1	
304.9	Overhang extensions in good repair			2	
304.10	Stairways, decks, porches, balconies in good repair			3	
304.11	Chimneys and towers in good repair			2	
304.12	Handrails and guardrails firmly fastened			3	

SECTION C
Total of Circled Points

COMPLIES WITH STANDARD?

IPMC	D DWELLING UNIT ENTRY	COMPLIES WITH STANDARD?			COMMENTS
		YES ✓	N/A ✓	NO (Circle)	
304.15	Exterior doors in good repair; deadbolt locks operable by knob; deadbolt throw not less than 1 inch			2	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	

SECTION D
Total of Circled Points

IPMC	E LIVING ROOM	COMPLIES WITH STANDARD?			COMMENTS
		YES ✓	N/A ✓	NO (Circle)	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
402.1 403.1	Minimum of 1 operable, approved size window facing directly to outdoors. (1)			1	
504.1	No visible mold, signs of moisture or leaks			3	
602.3 602.5	Adequate source of heat (2)			25	
605.2	Two separate & remote electrical receptacle outlets			2	

404.4.1 Size, in square feet (min. 120 square feet): SECTION E
Total of Circled Points

IPMC	F DINING ROOM	COMPLIES WITH STANDARD?			COMMENTS
		YES ✓	N/A ✓	NO (Circle)	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
402.1 403.1	Minimum of 1 operable, approved size window facing directly to outdoors. (1)			1	
504.1	No visible mold, signs of moisture or leaks			3	
602.3 602.5	Adequate source of heat (2)			25	
605.2	Two separate & remote electrical receptacle outlets			2	

SECTION F
Total of Circled Points

IPMC	G KITCHEN / UTILITY	COMPLIES WITH STANDARD?			COMMENTS
		YES ✓	N/A ✓	NO (Circle)	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
309	Free of insect or rodent infestation			3	
302.6 403.4	Stove vent properly connected and functional			2	
404.2	Kitchens have a clear path of not less than 3 feet between counterfronts and appliances or walls.			1	
404.7 502.1	Has kitchen sink, cooking stove, refrigerator, and counter space			25	
504.1	No visible mold, signs of moisture or leaks			3	
505.1	Hot and cold water to all fixtures			25	
605.2	Two separate & remote electrical receptacle outlets			2	
403.5	Clothes dryer exhaust vented properly to exterior			2	
505.4	Water heater correctly installed			3	
605.2	Laundry area one grounded-type receptacle or GFCI			1	

SECTION G
Total of Circled Points

COMPLIES WITH STANDARD?

IPMC	H BATHROOM	YES	N/A	NO	COMMENTS
		✓	✓	(Circle)	
404.4.3	Separate bathroom with toilet, sink, & tub or shower			25	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
403.2	Bathroom and toilet room properly ventilated (Openable window or functional mechanical fan)			2	
503.1	Door for privacy, in good repair, securely attached			1	
504.1	No visible mold, signs of moisture or leaks			3	
505.1	Hot and/or cold water to all fixtures			25	
605.2	Has at least one electrical receptacle			1	

This is of bathrooms in dwelling unit (3) SECTION H
Total of Circled Points

IPMC	I BEDROOM	YES	N/A	NO	COMMENTS
		✓	✓	(Circle)	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
305.6	Door for privacy, in good repair, securely attached			1	
402.1 403.1	Minimum of 1 openable, approved size window facing directly to outdoors. (1)			1	
504.1	No visible mold, signs of moisture or leaks			3	
602.3 602.5	Adequate source of heat (2)			25	
605.2	Two separate & remote electrical receptacle outlets			1	

This is of bedrooms in dwelling unit (3) SECTION I
Total of Circled Points Size, in square feet (min. 70 sq ft per 404.4.1):

IPMC	I BEDROOM	YES	N/A	NO	COMMENTS
		✓	✓	(Circle)	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
305.6	Door for privacy, in good repair, securely attached			1	
402.1 403.1	Minimum of 1 openable, approved size window facing directly to outdoors. (1)			1	
504.1	No visible mold, signs of moisture or leaks			3	
602.3 602.5	Adequate source of heat (2)			25	
605.2	Two separate & remote electrical receptacle outlets			1	

This is of bedrooms in dwelling unit (3) SECTION I
Total of Circled Points Size, in square feet (min. 70 sq ft per 404.4.1):

- NOTES: (1) Screens required on openings used for ventilation. Minimum total glazed area shall be at least 8% of floor area. Openable area shall be at least 4% of floor area.
- (2) Capable of maintaining 68°F temperature 3 feet above floor & 2 feet inward from center of exterior wall. Space heaters not permitted as only source of heat. Space heaters are not permitted as only source of heat.
- (3) For additional rooms, attach supplementary inspection forms as necessary.

COMPLIES WITH STANDARD?

IPMC	J EFFICIENCY UNIT / STUDIO APARTMENT	COMPLIES WITH STANDARD?			COMMENTS
		YES ✓	N/A ✓	NO (Circle)	
305.3	Wall surface in good repair			1	
305.4	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
402.1 403.1	Minimum of 1 openable, approved size window facing directly to outdoors. (1)			1	
404.6.2	Kitchen sink, cooking stove, refrigerator, counter space			25	
404.6.3	Separate bathroom with toilet, sink, and tub or shower			25	
504.1	No visible mold, signs of moisture or leaks			3	
505.4	Water heater correctly installed			3	
602.3 602.5	Adequate source of heat (2)			25	
605.2	Two separate & remote electrical receptacle outlets			1	

404.6 Size, in square feet: SECTION J
 (Min. size: 220 sq ft for 2 occupants, 320 sq ft for 3 occupants; 3 occupants max.) Total of Circled Points

IPMC	K OTHER	COMPLIES WITH STANDARD?			COMMENTS
		YES ✓	N/A ✓	NO (Circle)	
402.2	LIGHTING FIXTURES REQUIRED: Public hall			1	
402.2	Interior stairway			1	
402.3	Toilet room			1	
402.3	Kitchen			1	
402.3	Bathroom			1	
402.3	Laundry room			1	
404.1	Dwelling provides privacy/separated from adjoining units			25	
504.3	No plumbing system hazards found			25	
603.1	Mechanical equipment properly installed & maintained			25	
603.5	Combustion air supply is adequate			25	
604.3	No electrical system hazards found			25	
604.1	Unit has electrical service provided by utility			25	

SECTION K
Total of Circled Points

IPMC	L MEANS OF EGRESS; FIRE PROTECTION	COMPLIES WITH STANDARD?			COMMENTS
		YES ✓	N/A ✓	NO (Circle)	
702.1	Safe, continuous, unobstructed path of travel			25	
702.3	Doors, bars, grilles, grates over emergency escape openings are readily operable from inside, without keys or special knowledge			25	
702.4	Adequate emergency egress from all habitable spaces			25	
703.2	Fire doors not blocked, obstructed or inoperable			25	
704.2.1	SMOKE DETECTORS REQUIRED: on each story			25	
704.2.2	Inside each bedroom			25	
704.2.3	On ceiling or wall outside of each sleeping area			25	

SECTION L
Total of Circled Points

Inspector comments:	
Inspection date:	Inspector's signature:
Landlord/owner signature:	Inspector's name (print):

► INSPECTION SCORE, Total non-compliance points (25+ points = inspection failure)

City will issue "Certificate of Compliance" for units accruing less than 25 points. Units accruing 25 points or more constitute a failure. Landlord has 30 days to correct deficiencies and obtain re-inspection. A unit must pass inspection in order to receive Certificate of Compliance and Residential Rental Housing Business License and be considered fit for occupancy. Certificates of Compliance are valid for four calendar years from date of inspection. Properties must be reinspected prior to expiration.

RENTAL HOUSING LICENSING PROGRAM: SUPPLEMENTAL INSPECTION CHECKLIST

Owner name:	DWELLING TYPE: <input type="checkbox"/> Duplex <input type="checkbox"/> Single-family <input type="checkbox"/> Triplex <input type="checkbox"/> Condominium <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartments w/ 5 or more units <input type="checkbox"/> Accessory Dwelling Unit	Rental Address:
Mailing address:		Property Name
		Unit Number:

COMPLIES WITH STANDARD?

IPMC	H BATHROOM	YES ✓	N/A ✓	NO (Circle)	COMMENTS
404.4.3	Separate bathroom with toilet, sink, & tub or shower			25	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
403.2	Bathroom and toilet room properly ventilated <i>(Openable window or functional mechanical fan)</i>			2	
503.1	Door for privacy, in good repair, securely attached			1	
504.1	No visible mold, signs of moisture or leaks			3	
505.1	Hot and/or cold water to all fixtures			25	
605.2	Has at least one electrical receptacle			1	

This is of bathrooms in dwelling unit (3)

SECTION H
Total of Circled Points

IPMC	H BATHROOM	YES ✓	N/A ✓	NO (Circle)	COMMENTS
404.4.3	Separate bathroom with toilet, sink, & tub or shower			25	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
403.2	Bathroom and toilet room properly ventilated <i>(Openable window or functional mechanical fan)</i>			2	
503.1	Door for privacy, in good repair, securely attached			1	
504.1	No visible mold, signs of moisture or leaks			3	
505.1	Hot and/or cold water to all fixtures			25	
605.2	Has at least one electrical receptacle			1	

This is of bathrooms in dwelling unit (3)

SECTION H
Total of Circled Points

IPMC	H BATHROOM	YES ✓	N/A ✓	NO (Circle)	COMMENTS
404.4.3	Separate bathroom with toilet, sink, & tub or shower			25	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
403.2	Bathroom and toilet room properly ventilated <i>(Openable window or functional mechanical fan)</i>			2	
503.1	Door for privacy, in good repair, securely attached			1	
504.1	No visible mold, signs of moisture or leaks			3	
505.1	Hot and/or cold water to all fixtures			25	
605.2	Has at least one electrical receptacle			1	

This is of bathrooms in dwelling unit (3)

SECTION H
Total of Circled Points

(BEDROOM CHECKLISTS ON REVERSE SIDE)

COMPLIES WITH STANDARD?

IPMC	I BEDROOM	YES	N/A	NO	COMMENTS
		✓	✓	(Circle)	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
305.6	Door for privacy, in good repair, securely attached			1	
402.1 403.1	Minimum of 1 openable, approved-size window facing directly to outdoors. (1)			1	
504.1	No visible mold, signs of moisture or leaks			3	
602.3 602.5	Adequate source of heat (2)			25	
605.2	Two separate & remote electrical receptacle outlets			1	

This is Bedroom #		of total		bedrooms in dwelling unit (3)	Size, in square feet (min. 70 sq ft per 404.4.1):		SECTION I Total of Circled Points	
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IPMC	I BEDROOM	YES	N/A	NO	COMMENTS
		✓	✓	(Circle)	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
305.6	Door for privacy, in good repair, securely attached			1	
402.1 403.1	Minimum of 1 openable, approved-size window facing directly to outdoors. (1)			1	
504.1	No visible mold, signs of moisture or leaks			3	
602.3 602.5	Adequate source of heat (2)			25	
605.2	Two separate & remote electrical receptacle outlets			1	

This is Bedroom #		of total		bedrooms in dwelling unit (3)	Size, in square feet (min. 70 sq ft per 404.4.1):		SECTION I Total of Circled Points	
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IPMC	I BEDROOM	YES	N/A	NO	COMMENTS
		✓	✓	(Circle)	
305.3	Wall surface in good repair			1	
305.3	Windows and frames in good repair			1	
305.4	Floor surface in good repair			1	
305.6	Door for privacy, in good repair, securely attached			1	
402.1 403.1	Minimum of 1 openable, approved-size window facing directly to outdoors. (1)			1	
504.1	No visible mold, signs of moisture or leaks			3	
602.3 602.5	Adequate source of heat (2)			25	
605.2	Two separate & remote electrical receptacle outlets			1	

This is Bedroom #		of total		bedrooms in dwelling unit (3)	Size, in square feet (min. 70 sq ft per 404.4.1):		SECTION I Total of Circled Points	
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Inspector comments:

Inspection date:
Inspector's name (print):
Inspector's signature: