

Substandard Housing Inspection Checklist

PER STATE OF CALIFORNIA ASSEMBLY BILL 2533

Applicable Only For Existing Unpermitted ADUs and JADUs Constructed or Converted Before January 1, 2020

This checklist is intended to assist homeowners, County staff, and third-party inspectors in identifying health and safety conditions related to substandard housing under **Health and Safety Code section 17920.3**. The items below are not exhaustive. Other life-safety or habitability issues may be identified during review or during the process of inspection.

Smoke Alarms and Carbon Monoxide Alarms

OK	Correction Needed	N/A	Inspection Item
			Smoke alarms are operational and installed in each sleeping room.
			Smoke alarms are installed outside each separate sleeping area in the immediate vicinity of bedrooms.
			Smoke alarms are installed on every level of the dwelling unit, including basements where applicable.
			Carbon monoxide alarms are operational and installed outside each separate sleeping area and on every occupiable level when required.
			Additional carbon monoxide alarms are provided where there is an attached garage, fireplace, or fuel-fired appliance, when required.

Emergency Escape and Rescue Openings

OK	Correction Needed	N/A	Inspection Item
			Emergency escape and rescue openings are provided in sleeping rooms when required.
			Required openings meet minimum clear opening width, height, and net clear opening area.
			Bars, grilles, security devices, or other obstructions do not prevent emergency escape or rescue.
			Exit facilities are adequate for the use and are properly maintained.

Sanitation, Light, Ventilation, and Habitability

OK	Correction Needed	N/A	Inspection Item
			Proper water closet, lavatory, bathtub or shower, and kitchen sink are provided.
			Hot and cold running water is provided to required plumbing fixtures.
			The unit is connected to an approved sewage disposal system.
			Adequate heating is provided.
			Required ventilation equipment operates properly.
			Habitable rooms have adequate natural light and ventilation or approved alternatives.
			Habitable rooms meet minimum size and dimension requirements, except kitchens as allowed by code.
			Required electrical lighting is provided.
			Habitable rooms do not show evidence of dampness, significant mold, or water intrusion.
			The unit is free of insect, vermin, or rodent infestation.
			Garbage and rubbish storage and removal facilities are adequate.
			The unit is maintained in a safe and sanitary condition.

Structural Safety

OK	Correction Needed	N/A	Inspection Item
			Foundations appear adequate. Selective exposure may be required to verify concealed conditions.
			Flooring and floor supports appear adequate and capable of carrying imposed loads safely.
			Walls, partitions, posts, or other vertical supports do not split, lean, list, buckle, or show unsafe deterioration.
			Walls, partitions, posts, or other vertical supports appear adequately sized for imposed loads.
			Ceilings, roofs, beams, rafters, joists, or other horizontal members do not sag, split, buckle, or show unsafe deterioration.
			Ceiling and roof supports appear adequately sized for imposed loads.
			Fireplaces and chimneys, if present, do not list, bulge, settle, or show unsafe deterioration.
			The building does not show signs of inadequate resistance to lateral or horizontal forces.

Electrical, Plumbing, and Mechanical Systems

OK	Correction Needed	N/A	Inspection Item
			Electrical wiring is in good and safe condition and working properly.
			Electrical panels, outlets, lighting, grounding, and required protection devices appear safe and accessible.
			Plumbing is in good and safe condition, working properly, and free of cross-connections and siphonage concerns.
			Mechanical equipment, vents, and fuel-burning appliances are in good and safe condition and working properly.
			Water heaters and mechanical equipment are properly installed, vented, and accessible where required.
			Unsafe, damaged, exposed, or improperly installed equipment is corrected under permit.

Weather Protection, Fire Safety, and Nuisance Conditions

OK	Correction Needed	N/A	Inspection Item
			Exterior walls, roofs, foundations, floors, windows, and doors provide adequate weather protection.
			Exterior wall coverings and roof coverings are not broken, rotted, split, buckled, or otherwise unsafe.
			Combustible waste, vegetation, debris, stagnant water, or similar conditions do not create fire, health, or safety hazards.
			The building does not contain materials or conditions that create a fire or explosion hazard.
			Required fire-resistive construction, fire separation, or fire protection features are present and maintained where required.
			The unit is not an unsafe building due to inadequate maintenance or other dangerous conditions.

Inspection Summary

Property Address	
Assessor Parcel Number	
Permit/Application No.	
Property Owner Name	
Inspector Name and Title	
Inspection Date	
Required Corrections Identified	Yes / No

Owner Signature / Date	
Inspector Signature / Date	
Licensed Contractor or Engineer Name / License No.	

Note: This public handout is for general information only and does not replace applicable federal, state, or local laws, regulations, ordinances, or adopted codes. Applicants should contact the County for project-specific requirements.