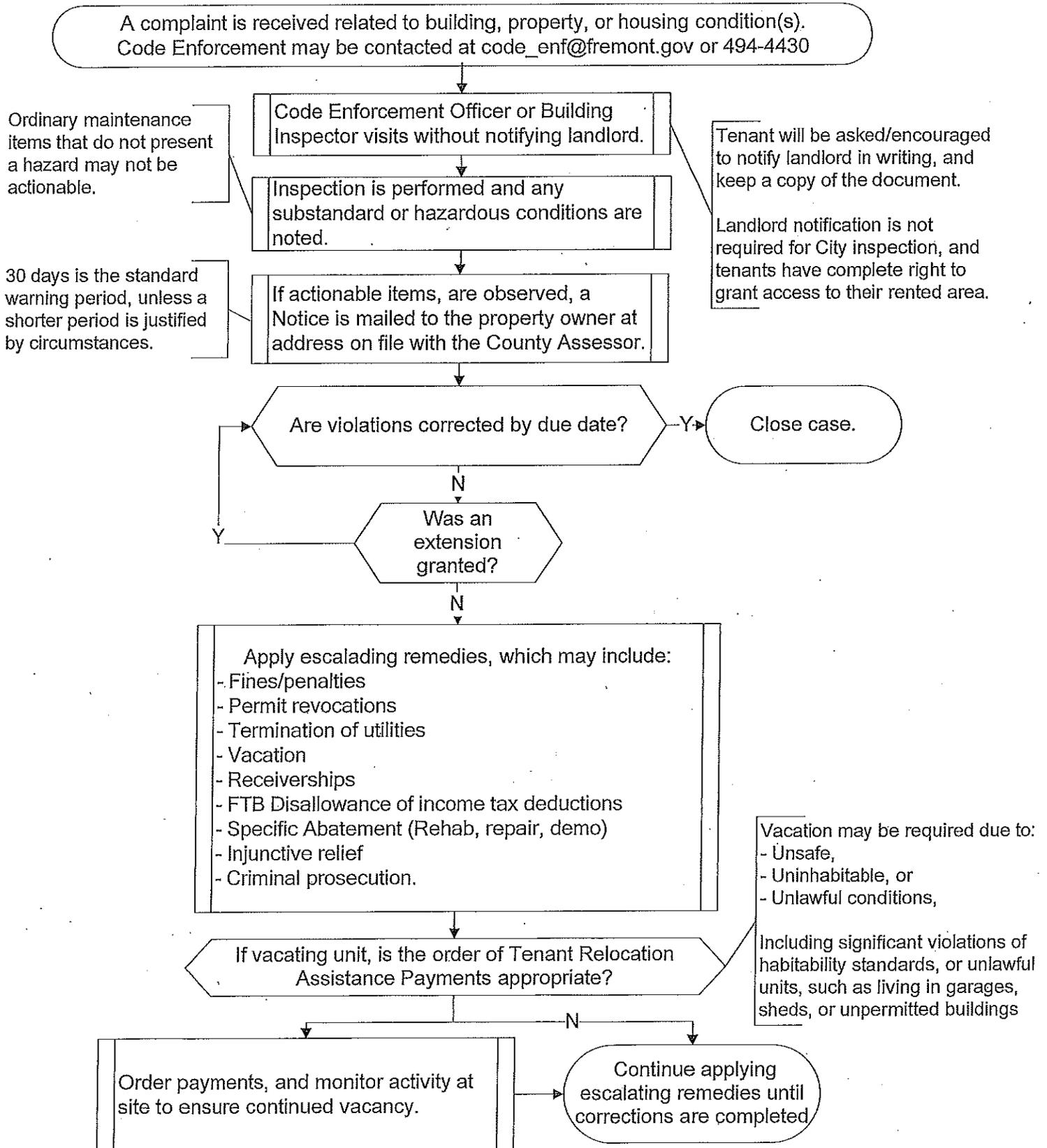


City of Fremont Housing Code Enforcement Approach

The goal of all code enforcement actions is to obtain corrections, especially where health/safety concerns are at issue.

Prepared by Leonard Powell, Fremont Code Enforcement Manager, 10/2018



City of Fremont Residential Rental Property Maintenance Guidelines

Prepared by Leonard Powell, Code Enforcement Manger, 10/2018 (These guidelines are not minimum code requirements)

The City of Fremont Code Enforcement Division helps ensure rental units are safe, clean, and habitable. Under the California Civil Code, the 'implied warranty of habitability' requires property owners to maintain their rental unit in a condition fit for "occupancy of human beings" and must comply with building and housing code standards that materially affect tenants' health and safety. In addition, the California Health & Safety and the Fremont Property Maintenance Code contain standards that must also be maintained. Here is a brief informational summary and quick checklist that landlords can use to inspect their own properties for compliance general safety, and preservation of property values.

- The landlord is responsible for the property condition upon move-in, but the tenant is responsible for keeping the residence clean, safe, well maintained, and used only for its intended purpose. Tenants are responsible for timely notification to landlords when suspected defects occur during tenancy.
- If any defective conditions exist, a landlord may require a tenant to pay for repairs if the tenant has not fulfilled his or her own responsibility, or has caused the damage.
- Tenants are responsible for not storing combustibles near furnaces or water heaters and not inviting infestation of rodents or insects.
- Food should be securely stored and accumulation of grease or debris should be promptly cleaned.
- Tenants can stop or minimize damage caused by condensation or mold through proper housekeeping, using the exhaust fan and/or opening windows in humid conditions, properly airing out rooms, manually drying condensation, and sanitizing subject surfaces with mild household cleaners.

If the rental unit **substantially** lacks any of the following the unit may be considered uninhabitable.

	YES	NO
1. Are all toilets operable, mounted solidly and not leaking?		
2. Is there hot and cold running water? (between 110° and 120° f.)		
3. Are all required smoke/CO2 detectors installed and working?		
4. Are washbasins and bathtubs or showers in good and working and sanitary condition?		
5. Is the shower able to vent to outside with either a fan or window?		
6. Are the walls surrounding the tub/shower free of mold and water damage?		
7. Is the heater or furnace in good working order?		
8. Are the gas and electric systems, including lights, wiring and equip. in good order?		
9. Is the unit free from infestation of rodents, and vermin?		
10. Are there adequate trash receptacle(s)?		
11. Are the windows and doors weather-tight and not broken?		
12. Are screens present and intact for all openable windows?		
13. Do all windows and exterior doors lock?		
14. Are the floors, stairways, and railings in good repair?		
15. Is the unit free from water leaking in through walls, windows or through the roof?		
16. Is the unit free from excess storage?		
17. Are exit doors and windows, as well as their paths, free from obstructions?		

