

CITY OF WINCHESTER RESIDENTIAL RENTAL INSPECTION CHECKLIST

Listed below are the inspection criteria for the Residential Rental Inspection Program. These requirements are based on regulations of the Virginia Maintenance Code (VMC) and the City of Winchester City Code Chapter 6, Building Regulations. The descriptions provided herein are meant to serve as guidelines and do not supersede the specific requirements of the Virginia Maintenance Code or the City of Winchester Code Chapter 6.

INTERIOR

SMOKE ALARM REQUIREMENTS: VMC 704.2

PASS/FAIL

- One smoke alarm is required in each bedroom/sleeping area.
- One smoke alarm is required outside hallway in vicinity of the bedrooms.
- One smoke alarm is required in the basement (not needed in crawl space or uninhabitable attics).

OPENABLE WINDOWS: VMC 304.13.2

- All windows, except for fixed windows, are required to open with minimal effort. Do all windows open?
- Are any windows painted shut? A painted shut window will fail.
- Do first floor windows have locking mechanisms that are in working order?
- Windows with missing locks or that cannot be held open with window hardware will cause a unit to fail.

WINDOWS: VMC 304.13

- Is there any cracked or broken glass? A broken window will fail.

SURFACE CONDITIONS: VMC 305.3

PASS/FAIL

- Is there any peeling paint? Some discretion by the inspector is used in this violation code depending on time of the year.
- Are there any holes in the walls bigger than a standard sheet of paper or 8x11?

WATER HEATER: VMC 505.4

- Is the water heater leaking? A leaking water heater will cause the unit to fail.
- Is there a discharge pipe on the pressure relief valve? A missing discharge pipe will cause the unit to fail. The pipe must come within 6" of the ground.
- Is the grommet connector for the electrical connection secure? A loose grommet will cause the water heater to fail.

ELECTRICAL HAZARDS: VMC 604.3

- Hazards include: missing receptacle cover plates, loose receptacles that can be depressed into the wall and outlets that provide evidence of a "short". Any of these issues will cause a unit to fail.

BATHROOM EXHAUST FAN/WINDOW REQUIRED: VMC 403.2

- Every bathroom must either have a mechanical exhaust fan or an openable window for ventilation. An exhaust from a mechanical fan must be vented to the exterior. A natural chimney vent will be compliant with this section.

PLUMBING HAZARDS: VMC 504.3

- Check all fixtures (sinks, bathtubs, faucets, etc) for leaks.
- Are there any slow or clogged drains?
- Does the toilet flush properly and is it secured tightly to the floor?

DOORS/HARDWARE: VMC 305.6

- Do privacy doors such as bedroom and bathroom doors close and lock?
- Are the door knobs loose?
- Is all hardware in working order?

EGRESS AND LOCKED DOORS: VMC 702.3

PASS/FAIL

- Do any interior doors have thumb latch locks or key locks of any type? These

types of locks are prohibited and will cause your unit to fail.

- Emergency egress pathways must be available to any egress point (windows and/or doors).
- All of the appropriate utilities (electric, water and/or gas) are required to be on in order for our staff to complete their inspection. If one or more of the utilities are not on at the time of inspection, it will receive a “fail” rating. Do not call for an inspection if the utilities are not on.

EXTERIOR

ROOFS AND DRAINAGE: VMC 304.7

- All guttering and downspouts must be unobstructed and in good repair.

EXTERIOR TRASH ACCUMULATION: CITY CODE 11-36

- Exterior of the property must be free of trash, bulk furniture and the accumulation of the aforementioned items.

TALL GRASS: CITY CODE 30-50

- Grass and/or weeds must not be taller than 10”.

HANDRAILS/GUARDS: VMC 304.12

- Every handrail and guard must be capable of supporting normally imposed loads and shall be in good condition and repair.

Please use this as a guide to help achieve compliance on the first inspection. This is not a complete listing but rather a list of the most frequent code deficiencies identified during inspections. Full information on the Virginia Maintenance Code and City Code can be found on the City website: <http://www.winchesterva.gov/building-inspections>. If you are unsure about an issue or circumstance, please call our office for guidance prior to your inspection date.

Rental Inspection Fees – As Of February 2018

Initial inspection	\$50.00 per dwelling unit
First re-inspection	Free
Subsequent re-inspections	\$100.00 each