



Neighborhood Services - Community Enrichment Program

Rental Inspection Program Inspection Checklist

Properties must be in compliance with all Brentwood Municipal Codes. Please conduct a self inspection of the property to **make sure the following violations are not present**. Please share this checklist with the tenant(s) and keep a copy for future reference.

- Garbage/recycle containers stored in public view
- Discarded furniture, litter, trash, debris and junk
- Attractive nuisances dangerous to children and/or other adults such as: abandoned, broken, or neglected equipment, machinery, appliances, refrigerators and freezers, and unsecured or un-maintained pools, ponds and excavations
- Yard maintenance
 - unmaintained front and side yard landscaping (i.e. overgrown grass, vegetation, trees or weeds)
 - Dead grass, plants or trees
- Inoperative vehicles on private property (all vehicles must be operative—starts independently with a key, idles, moves in forward/reverse gears, stops with brakes, and tires are inflated)
- Improper storage of a boat, trailer, or recreational vehicle (i.e. motor home, or any type of trailer)
 - Must be stored behind a properly located 6-foot fence OR in a garage OR at an off-site facility.
 - Call Planning at (925) 516-5405 prior to erecting a fence on the property.
- Vehicles parked in the front yard—not located on the designated paved driveway or paved driveway extension (area of front yard between driveway and nearest side yard property line)
- Parking/storage of a commercial vehicle having a manufacturer's gross vehicle weight rating of (6,000) six thousand pounds or more
- Un-mounted camper or camper shell in the front/side/rear yard not behind a fence and visible from the public right-of-way
- Basketball hoops located on the street, sidewalk or planter strip

- Buildings with windows containing broken glass or no glass at all
- Buildings where (20) twenty percent or more of any painted surfaces of the exterior observable from public view are peeling, or buildings lacking weather protection due to lack of paint or other approved protective coating
- Walls, fences, driveways or walkways adjacent to or visible from the public right-of-way, which are maintained in a defective or hazardous condition (lifting sidewalk, leaning fences)
- Materials, such as tarps or similar non-permanent articles, on roofs for more than (30) thirty days
- Storage, dumping and/or accumulation of dirt, sand, gravel, concrete and other similar items for longer than 30 days within public view with no ongoing construction
- Graffiti

For additional information:

Building Permits:

Please contact Building staff at (925) 516-5405 prior to any building or structure being constructed, repaired, altered, converted or demolished. Building permits are also required for accessory structures (i.e. patio covers and arbors). Sheds are subject to minimum setback requirements (distance from property lines and the house itself), and *may* require a building permit depending upon the size.

Encroachment Permits:

Please contact Engineering staff at (925) 516-5420 for an encroachment permit prior to any construction within or upon the right-of-way (i.e. secondary driveway for side/rear yard access). Any work that is conducted within the planter strip area (between the sidewalk and the street) requires an encroachment permit. The removal/replacement of a tree in the planter strip area may require an encroachment permit. For a tree removal/replacement permit, contact Parks and Recreation at (925) 516-5444.

Storm Water/Illegal discharge:

Please contact Engineering staff at (925) 516-5420. Only rain water can be discharged into the storm drain. Paint, concrete, oil, chlorinated water, and other materials; including landscape materials cannot be washed into the gutter and storm drain.

For questions regarding this checklist, please call Community Enrichment at (925) 516-5405.

**The City of Brentwood strives to enhance the quality of life for both
Residents and Businesses.**