



# LIAP Inspection Report For Residential Dwelling Units



Date: \_\_\_\_\_  
APN: \_\_\_\_\_ LIAP number \_\_\_\_\_  
Address: \_\_\_\_\_  
Inspector: \_\_\_\_\_

**Take photos of:** Any existing hazards that may exist on the property.

## Site:

- Existing ADU has a legal Single Family Residence.  
Yes No N/A (Primary residence)
  - Properties address numbers visible from street.  
Yes No
  - There are no clear hazards on the property (i.e., dangerous accessory buildings, swimming pools w/o complying barriers.)  
Yes No
- Comments: \_\_\_\_\_  
\_\_\_\_\_

## Exterior:

- Compliant Stairs to ADU entry door.  
Yes No N/A
- Handrails provided for stairs with 4 or more risers.  
Yes No N/A
- Entry door compliant. (minimum width: 32 inches. minimum height: 80 inches)  
Yes No
- Light at entry door.  
Yes No
- Siding/Stucco appears in \_\_\_\_\_ condition.  
(good, fair, poor)
- Roofing material appears to be a listed roofing product and in \_\_\_\_\_ condition.  
(good, fair, poor)
- The roof appears to be properly ventilated.  
Yes No
- The foundation appears adequate and has no large apparent cracks.  
Yes No
- The underfloor area appears to be properly ventilated.  
Yes No N/A

## Interior:

1. Adequate means of ingress/egress. (windows, doors)  
Yes No
2. Entry/exit door has locks with interior thumb latches. (no double keyed deadbolts)  
Yes No
3. Home is connected to a public sewer \_\_\_\_, or septic system\_\_\_.  
Yes No
4. Adequate door and hallway access widths provided  
Yes No
5. Adequate ceiling heights.  
Yes No
6. Smoke detector locations: in all sleeping rooms, hallways or rooms leading to sleeping rooms, and at least one on each floor level.  
Yes No
7. Carbon monoxide alarm locations: outside each bedroom location and at least one on each floor level. (Required when dwelling has fossil fueled heater, appliance, fireplace or attached garage).  
Yes No N/A
8. Doors that swing over steps are provided with required landings.  
Yes No
9. Stairway widths are compliant. (Min 32")  
Yes No
10. Stairway riser heights are compliant. (Max 8-inch rise)  
Yes No
11. Stairway riser heights do not vary more than 3/8-inch.  
Yes No
12. Stairway tread lengths are compliant. (Min 9-inch run)  
Yes No
13. Handrails provided for stairs with 4 or more risers.  
Yes No N/A
14. Guard railing provided for walking surfaces & stairs more than 30" above surrounding grade. Height 36":  
Yes No N/A
15. Picket spacing maximum 4 inches:  
Yes No N/A,
16. Enclosed usable space under stairs has 1-hour fire rated protection.  
Yes No N/A
17. Emergency egress provided in each sleeping room.  
Yes No
18. There are no gas appliances with continuous pilot lights in sleeping rooms. Except direct vent appliance.  
Yes No N/A
19. Adequate combustion air for gas appliances.  
Yes No N/A
20. Adequate clearances for gas appliances.  
Yes No N/A
21. Adequate venting for gas appliances.

- Yes No N/A
22. Fire Resistive separation between attached garages and living spaces.  
Yes No N/A
23. Solid 1-3/8 inch or 20 minute rated self-closing door between garage and living spaces.  
Yes No N/A
24. Minimum natural light and ventilation in all habitable rooms.  
Yes No
25. Hot and cold water supplies provided.  
Yes No
26. Heating provided for all occupied spaces.  
Yes No
27. Adequate venting of sewer/septic system.  
Yes No
28. Gas shutoff valves at gas appliances.  
Yes No N/A
29. Temperature and pressure relief valve with drain to outside for water heater.  
Yes No
30. Earthquake bracing at water heater.  
Yes No
31. Water heater has drain pan with drain.  
Yes No N/A
32. Sewer clean out with cap or plug.  
Yes No
33. Compliant dryer exhaust vent.  
Yes No N/A
34. P-trap at sink drains.  
Yes No
35. Circuits/outlets GFCI protected where required.  
Yes No
36. Circuits/outlets AFCI protected where required.  
Yes No
37. Correct polarity at receptacles.  
Yes No
38. Compliant electrical service panel and/or sub-panel.  
Yes No
39. Adequate electrical service for supplied loads.  
Yes No
40. Potable water supply, well \_\_\_\_, public\_\_\_.  
Yes No

**Housing Quality Standards:**

1. Unit is MOVE IN READY at inspection time.  
Yes No
2. All the major utilities are on and operational.  
Yes No
3. The unit has a cooking stove and oven that is clean and in proper working order.  
Yes No
4. The unit has a refrigerator that is clean and in proper working order.

- Yes No
- 5. The unit contains a safe heating system that provides adequate heat for the unit size. (A wood stove as a primary source of heat is not acceptable.)  
Yes No
- 6. All exterior entry doors are lockable and provide a weather tight fit.  
Yes No
- 7. There is no evidence of infestation from roaches or other vermin.  
Yes No
- 8. All windows throughout are lockable with no cracked or missing glass panes, vertically operable windows stay open without props.  
Yes No
- 9. The unit has hot and cold running water with adequate water pressure.  
Yes No
- 10. All interior walls and ceilings are in reasonably good condition free from mold, mildew and holes.  
Yes No
- 11. All floors and floor coverings are free of any tripping hazards and weak subfloors. (i.e., raised edges, open seams or tears, exposed tack strips etc)  
Yes No
- 12. There is no peeling cracking or loose paint anywhere inside or outside of the unit.  
Yes No

**Inspector Notes:**

Dwelling has \_\_\_\_\_bedrooms, \_\_\_\_\_bathrooms

Existing automatic sprinklers \_\_\_\_\_Yes, \_\_\_\_\_No

Dwelling meets the Housing Quality Standards inspection checklist \_\_\_\_\_Yes, \_\_\_\_\_No

**Photos saved under the following file:** \_\_\_\_\_

**Miscellaneous/Notes:**

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