

SHORT-TERM RESIDENTIAL RENTAL HOSTED HOMESHARE

SELF-CERTIFIED INSPECTION CHECKLIST

Use this checklist to conduct a self-inspection of the areas of the home that will be available for rent, including common areas. Upon application, you will be asked to certify that you have conducted your own inspection and that all standards have been met as listed below and in compliance with Gresham Revised Code 9.56.

GENERAL SAFETY

- House number is visible from the street.
- Doors are easily accessible with working locks and not broken. All bedrooms shall have the capability to be locked.
- Windows are easily accessible with working locks and not broken.
- At least one fire extinguisher on every floor of the home in conspicuous, easy-to-grab spots, near exits that are accessible within seconds. Place one near the kitchen exit away from a stove or oven.
- Hot water heater is set no higher than 120 degrees Fahrenheit.
- Stairs have at least one handrail.
- Things that can burn are at least 3 feet from the furnace, fireplace (should have screen and hearth), heater, appliances, and stovetop. Any flammables are stored properly.
- A safe, continuous, and unobstructed path to public way.
- There is no significant presence of mold, dampness or water damage.
- Appliances are all in a safe, working condition.
- Habitable rooms have proper heat source. (Installed force air unit, electric heaters, etc. capable of maintaining 68°F at a height of 3'0" above floor. No portable heaters allowed.)

SMOKE & CARBON MONOXIDE DETECTORS

Smoke Detectors*

- All operational
- On every level
- Outside each bedroom
- In each bedroom
- 10 ft minimum from fixed cooking appliances in/near the kitchen

Carbon Monoxide Detectors

- All operational
- Outside every sleeping area

**For larger homes where the interior floor area on a given level is greater than 1,000 square feet provide at least 1 smoke alarm for every 500 feet.*

BEDROOMS

- Bedroom is a legal sleeping room per definition: Minimum of 70 square ft. with minimum horizontal distance of wall of 7 feet. Must have at least one lockable door and one window directly opening to outside of dwelling (minimum NET opening area of 5.7 square feet). Must also have a proper heat source. (Installed force air unit, electric heaters, etc. capable of maintaining 68°F at a height of 3'0" above floor. No portable heaters allowed.)
- All bedrooms have exit door and exit window in good working condition (not blocked by furniture, damaged or barred and are easily openable) and all second-floor bedrooms have an emergency escape ladder stored in a conspicuous place.

ELECTRICAL

- All electrical appears to be in safe and working condition (no exposed or damaged wiring, electrical panel properly covered and accessible, faceplate covers in place, extension cords are not used as fixed wiring).

The Short-Term Residential Code's Bedroom Requirement

