

# Common Questions

## **What are the inspection fees?**

There are no fees for the initial inspection. This cost is included in your rental registration fee. However, a fee of \$50 will apply if violations are not corrected at the time of the follow-up inspection.

## **Are there additional penalties?**

Failure of the owner, or their designated agent to be present at any inspection will result in a \$50 re-inspection fee.

## **How can I find out more information?**

For questions about the City of La Vista Rental Inspection Program, please contact the Community Development Department at (402) 593-6400 or visit the City's website at [cityoflavista.org](http://cityoflavista.org).

# Rental Inspection Program

The intent of the rental inspection program is to promote the health, safety, and welfare of those living in or near rental housing, prevent or eliminate substandard or deteriorating rental housing, and preserve residential rental properties, property values, and neighborhoods.

The program became effective on January 1, 2010, and landlords have until March 1st of every year to register their existing properties with the City. The cost to register a single family dwelling is \$50.00 and the cost to register multi-family dwellings is \$6.00 per unit. A late fee will be assessed if the application is not received by March 1st.



## RENTAL INSPECTION PROPERTY CHECKLIST

In accordance with Ordinance  
#1095 and IPMC 2018

La Vista Community Development  
8116 Park View Blvd  
La Vista, NE 68128  
(402) 593-6400  
[cityoflavista.org](http://cityoflavista.org)



**Reviewing your rental units for compliance with this list could save you from costly re-inspections. Rental units include apartments, condos, and single-family homes for rent.**

### Outside

- Are the street numbers visible from the street (2.5" high minimum)?
- Is the exterior (siding and/or paint) in good condition?
- Are all accessory structures (garage, shed, etc.) in good condition?
- Does the roof leak?
- Do all the steps, decks, and landings that are 30 inches or more above grade have guardrails?
- Area all fences in good repair?
- Are the gutters and/or downspouts in a good state of repair and direction the water away from the structure?
- Is the foundation in good repair?
- Is the yard free of junk, trash, or debris? Are there items being stored outside that belong indoors?
- Are there inoperable, junk, or unlicensed vehicles on the property?
- Are any swimming pools maintained in a sanitary condition?

### Throughout the Dwelling

#### Fire Safety

- Are the smoke detectors located inside each bedroom and on every level of the structure?
- Are all combustibile materials stored at least three feet away from sources of ignition?
- Are all exit signs property illuminated?
- Are there carbon monoxide detectors on every floor in the hallways adjacent to bedrooms?
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#### Pest Control

- Is the unit free of bugs and/or rodents or been recently exterminated?

#### Doors

- Do the exterior doors have deadbolt locks in working order?
- Are all exterior doors weather tight and in good working order?
- Are all storm or screen doors in good condition?

#### Windows

- Are there any broken or badly cracked windows?
- Are all windows weather tight and in good working condition (capable of remaining open without a means of support)?
- Do the windows have locks in good working order?
- Do the required operable windows have screens without rips, tears, or holes?
- Does every sleeping area have an operable window?

#### Walls, Ceilings, and Floors

- Are the walls and ceilings properly sealed, free from peeling paint, and capable of being maintained in a sanitary condition?
- Is the carpet ripped or torn, or otherwise causing a tripping hazard?
- Do all habitable rooms have ceilings at least 7 feet in height (unless constructed under previous regulations)?

#### Electrical System

- Does every habitable room have at least two separate outlets (unless constructed under previous regulations)?
- Are all cover plates for outlets, switches, and junction boxes in place?
- Are all switches, outlets, and electrical fixtures in good working order?
- Are there any extension cords running through doorways, or under carpets?
- Are there any extension cords being used as permanent wiring?
- Is there adequate circuitry for the unit?

#### Mechanical

- Does each room, including the bathrooms, have adequate heat (at least 65 degrees)?
- Are all combustion gases vented out of the home?
- Are clothes dryers properly vented?

#### In the Basement

- Are the steps and handrails in good repair?
- In order to be used as a sleeping area, the space must meet the requirements for finished walls and ceilings, ventilation, ceiling height, heating, and egress.
- Do clean-out openings and floor drains have proper covers?

#### Plumbing

- Do plumbing fixtures have adequate water pressure and do they operate properly?
- Do any supply or drain lines leak?
- Do all fixtures have proper traps to prevent the infiltration of harmful sewer gases?

#### In the Bathroom

- Any new/updated bathrooms must have ground fault electrical outlets.
- Are all of the bathroom fixtures working properly?
- Is the floor able to be easily maintained in a clean, dry condition?
- Is there an operable window or adequate mechanical ventilation?

#### Miscellaneous

- Are passageways and stairways in buildings adequately lighted at all times?

#### **Important Note:**

**This list contains commonly found violations. It is not intended to be a comprehensive list of all violations that could occur. If you have questions about a specific situation, please contact a building inspector at (402) 593-6400 or visit [cityoflavista.org](http://cityoflavista.org).**