



GARLAND
CODE COMPLIANCE

Overview of Rental Inspection Components

(not intended to be an all inclusive list – please contact Code Compliance at 972-485-6400 if additional information is desired)

Required Standards

1. Habitable rooms meet required ceiling heights.
2. Habitable rooms meet required floor area and width
3. Closet provided
4. Required kitchen sinks, cooking appliances, and refrigerator
5. Required private bathroom with commode, lavatory, and bathtub or shower
6. Required natural lighting
7. Required mechanical ventilation
8. Required electric outlets and lights
9. Approved heating system
10. Approved air-conditioning system
11. Smoke detectors

Life Safety

Requires 24 Hour Compliance

1. Exposed wiring in a location accessible to persons
2. Stairs or stair landings capable of collapse
3. Balconies capable of collapse
4. Stair rails or balcony rails missing or capable of collapse
5. Habitable room temperatures over 94°F
6. Wiring in violation of NEC capable of igniting combustible material
7. No functional smoke detector
8. Lack of safe exit facilities or blocked safe exits
9. Load-bearing structures in imminent danger of collapse
10. Lack of A/C when ambient temperatures exceed 95° F
11. Improperly vented gas-fueled appliances
12. Water heater without approved safety device
13. Drowning hazard
14. Trench/Excavation hazard
15. Imminent Fire Hazard

Critical

Requires 72 Hour Compliance

1. Vermin infestation/mosquito or rodent harborage
2. Sewage leaks/lack of proper disposal
3. Lack of hot water
4. Lack of water
5. Overcrowding
6. Broken windows (not just cracked)
7. Lack of A/C when ambient temperatures are below 98°F
8. Improper occupancy
9. Unsecured building
10. Lack of electricity
11. Water leaks
12. Operating without valid permit
13. Lack of proper sink, stove, refrigerator

Non-Critical

Compliance Date Set at Inspection

1. Roof in poor conditions
2. Roof on non-similar materials
3. Floors in disrepair
4. Unapproved floor surface
5. Permit not posted
6. High Grass
7. Limb Encroachment
8. Improper storage
9. Impure or unwholesome matter
10. Unsightly conditions
11. Unmatched paint scheme
12. Faulty weather protection or roof
13. Absorbent bathroom flooring
14. Unmanaged landscape vegetation
15. Trash on premises
16. Parking on unimproved surface
17. Oversized vehicle