

Vacation Rental Inspection Check List

*Dependent on the Building Codes in effect when the structure was built some items may not be applicable.

1) Parking

- All off-street parking as approved in conjunction with the Town's zoning code, or an approved development approval is made available year-round to renters.

2) Premise Identification Number

- Address numbers are visible from the street, are at least 4 inches tall and are a contrasting color to the surface they are mounted on.

3) Required Egress and Window Openings

- Emergency escape rescue openings and doors from bedrooms are maintained in accordance with the code in effect at the time of construction.
- Openings and doors including storm windows are operational from inside the room without the use of keys or tools.
- Hardware and locks on doors and windows function as intended and are easily operable.

4) Stairs, Decks, Handrails and Guardrails

- Stairs, ramps, landings, decks and porches are maintained in good condition.
- Handrails and guardrails are firmly fastened and maintained in good condition.
- Stairways have functioning illumination with light switches at the top and bottom of the stairway.
- Flights of stairs with more than four risers have a handrail extending from directly above the bottom stair nosing to directly above the top stair nosing.
- Interior and exterior handrails are 30 to 42 inches in height inches as measured vertically from the stair tread nosing to the top of the handrail.
- Open portions of a stair, landing, balcony, porch, deck, or other walking surface that is more than 30 inches above an adjacent walking surface have guardrails.
- Interior guardrails are not less than 30 inches in height above the floor or landing, balcony, porch, deck or ramp or other walking surface.
- Guardrails on porches, decks and open sides of adjoining stairways are not less than 36 inches in height above the adjacent walking surface with no more than 4 inches between posts and pickets.

5) Bedrooms

- Bedrooms have one operable emergency escape and rescue window or door opening directly to the outdoors.
- Means of egress including exterior stairways have means of illumination.
- Habitable attic, basement spaces and lofts used for sleeping purposes have a stairway for egress and an emergency escape and rescue opening or door.
- Habitable rooms, other than kitchens, are not less than 7 feet in any horizontal dimension.
- Kitchens and non-habitable spaces are not being used for sleeping rooms.

6) Life Safety Systems: Smoke, CO Detectors, Fire Extinguisher

- Smoke and Carbon monoxide detectors are less than 10 years old and are installed, maintained, and functioning per town code.
- If the house has a fuel burning appliance or there is an attached garage with a door connecting the garage to the living space, a carbon monoxide detector is installed no more than 15 feet outside the entrance to each room lawfully used at any time for sleeping.
- Doors connecting a garage to the living space self-close and latch from any open position.

- Mechanical rooms with a fuel burning appliance have a carbon monoxide detector installed inside the room.
- A smoke detector is installed inside each room used for sleeping.
- There is a type ABC fire extinguisher containing a minimum of 5 pounds of dry chemical agent in a secure conspicuous location near an entry door.
- There is a type ABC fire extinguisher containing a minimum of 2 pounds of dry chemical agent in the kitchen. If the extinguisher is in a cabinet an "Extinguisher" sign is posted on the door accessing the extinguisher.

7) Mechanical, Wiring, Exhaust, and Fireplaces

- Mechanical appliances, fireplaces, solid fuel burning appliances and water heating appliances are installed and maintained in a safe working condition and can perform the intended function. No combustibles may be located near these appliances.
- There is no excessive use of extension cords.
- Clothes dryer exhausts directly to the outside.

8) General

- Exterior of a structure is maintained to preserve public health, safety and welfare.
- Interior of a structure and equipment therein is maintained in good repair and in sanitary condition.
- All spaces are provided with natural or artificial light sufficient to permit the maintenance of sanitary conditions, safe occupancy of the spaces and safe utilization of appliances, equipment and fixtures.
- All spaces occupied for food preparation purposes contain suitable space and equipment to store, prepare and serve food in a sanitary manner.
- A wildlife resistant trash can is provided and lid and closing mechanisms are functional.

9) Dark sky compliant exterior light fixtures

- All exterior lighting, including motion-sensitive lighting, will be provided by full cut-off fixtures that by design have a cut-off angle of not more than ninety 90 degrees.
- Lights that blink, flash, rotate, move or change in intensity or color and "wall washer" lights are prohibited with or without cut-off design.
- Exterior lighting fixtures will be mounted no higher than 10 feet above the flooring, deck, walkway, driveway or other occupied area, or highest-grade point of the ground surface immediately adjacent to the lighting fixture.
- Temporary, ornamental lighting shall be allowed from November 15 to January 15, and in all other times for periods not to exceed 72 hours.

I declare under penalty of perjury under the law of Colorado that the foregoing is true and correct.
Executed at this location (city, state where document is being signed)

E-signature _____ Title _____ Date & Time _____