

Memo

Date: May 20, 2025
To: Seattle City Councilmembers
From: Nathan Torgelson, Director, Seattle Department of Construction and Inspections
Subject: 2024 Rental Registration and Inspection Ordinance Annual Report

Attached, please find the 2024 Rental Registration and Inspection Ordinance (RRIO) Annual Report. This report is submitted as requested by Ordinance 124011, Section 17, as amended by Ordinance 125343.

The purpose of RRIO is to ensure rental housing is safe and meets basic maintenance standards. All rental properties must be registered with the City and pass inspections. The ordinance requires that properties be inspected every five to ten years, meaning not every property is inspected each year.

Key program results from 2024 include:

- 4,037 properties completed and passed the inspection requirement. Almost 6,000 maintenance and safety issues were identified and repaired, including 1,516 instances of improperly installed electrical equipment or exposed wiring and 1,237 instances of missing or nonfunctioning smoke alarms.
- 27,921 properties representing 189,844 rental units registered by the end of 2024. This marked a second year of increased registrations, following a period of decline from 2020-2022. This increase occurred across all rental property size categories.
- RRIO program fees were sufficient to cover operating expenses and make necessary payments toward outstanding startup expenses, improving the overall financial outlook of the program.

For more information or questions, please contact Geoff Tallent at geoff.tallent@seattle.gov or 206-684-8452.

Rental Registration and Inspection Ordinance (RRIO)
2024 Annual Report to the City Council
March 2025



PURPOSE

This report is responsive to Ordinance 124011 Section 17, as amended by Ordinance 125343, requesting an annual report to the City Council on several topics related to the Rental Registration and Inspection Ordinance (RRIO) program.

SUMMARY

In 2024, the RRIO program entered a period of stability following significant disruptions and recovery from the COVID-19 pandemic. Below are RRIO program highlights for calendar year 2024:

- A total of 27,921 properties representing 189,844 rental units were registered at the end of 2024, marking a 2.3% increase in registered properties and a 9.1% increase in registered units. This increase occurred across all rental property size categories.
- 4,037 properties completed and passed the inspection requirement. Almost 6,000 maintenance and safety issues were identified and corrected as a result, including 1,516 instances of improperly installed electrical equipment or exposed wiring and 1,237 instances of missing or nonfunctioning smoke alarms.
- 14.5% of registered rental properties passed the inspection, exceeding the annual target of 10% of properties. This was largely due to a combination of post-pandemic enforcement and required reinspections.
- The RRIO program issued 11,788 property registrations and renewals over the course of 2024.
- The program collected \$3,173,511 in fees in 2024, which covered operating expenses and allowed the program to make necessary payments toward outstanding startup expenses.

BACKGROUND

The Seattle City Council adopted the Rental Registration and Inspection Ordinance (RRIO) in the fall of 2012. RRIO requires that rental housing properties meet basic maintenance and safety standards, register with the City, and have periodic inspections. After significant work with stakeholders and development of an online registration tool, SDCI began registering properties in 2014 and inspecting properties in 2015. All rental properties must be inspected at least once every 5-10 years, either by qualified private inspectors or with SDCI inspectors who complete the work as a fee-based service. Some properties are inspected as frequently as twice in ten years based on the random selection process established in the Seattle Municipal Code.

The RRIO program was significantly impacted by the COVID-19 pandemic. Inspections were halted for substantial periods of time between 2020 and 2022 to help slow the spread of the virus. SDCI delayed enforcement for property owners facing COVID-19-related hardships and eased compliance enforcement for failure to complete an inspection or renewal. While RRIO program performance declined for inspections, registrations, and renewals during this period, those trends were reversed in 2023 as the Department completed a full year of in-person inspections and supplemental enforcement to address delinquent cases.

REPORT

The following report topics, A – G, are requested by Ordinance 124011 in uncodified Section 17, as amended by Ordinance 125343. SDCI also provides information about other significant accomplishments or upcoming work for the program.

A. The status of rental property registration and rental property registration renewals

At the end of 2024, a total of 27,921 properties were registered. Total registrations increased by 2.3% from the end of 2023 - a gain of 639 properties. Registered units within the properties increased to 189,844 – an increase of 15,791 units or 9.1% over 2023. These increases marked a continued rebound from the decline in registrations that occurred during the 2020-2022 period. Over the course of the year, the RRIO program issued 11,788 property registrations and renewals.

Looking at RRIO registration by size of the property, registrations and units increased across all size categories compared to 2023. Registered properties and units have returned to pre-2020 levels for properties with 21 to 50 units and larger, while single unit, 2 to 4 units, and 5 to 20 units registrations remain below their respective 2020 counts in both properties and units.

	July 2018		May 2020		End of 2023		End of 2024	
Size Category	Properties	Units	Properties	Units	Properties	Units	Properties	Units
Single Unit	21,174	21,174	23,853	23,853	18,949	18,949	19,345	19,345
2 to 4 Units	5,145	13,529	5,420	14,156	4,143	10,847	4,201	10,933
5 to 20 Units	3,239	30,951	2,824	27,394	2,659	26,029	2,696	26,559
21 to 50 Units	877	27,503	829	26,069	847	26,715	903	28,678
51 to 99 Units	286	20,112	290	20,482	360	25,435	396	28,111
100 to 199 Units	155	21,291	164	23,108	191	26,606	226	31,274
200+ Units	71	19,869	87	25,517	133	39,472	154	44,944
Total	30,947	154,429	33,467	160,579	27,282	174,053	27,921	189,844

** Prior to 2023, data on registrations by property size were only collected and analyzed on an ad hoc basis. SDCI has standardized the inclusion of these data since the 2023 RRIO Annual Report.*

The increase in registered rental properties can likely be attributed to more rental properties coming on to the market and increased follow up on unregistered properties and enforcement

by the RRIO program. In 2023, the RRIO program focused on catching up and stabilizing enforcement after reduced enforcement capacity and increased non-compliance during the COVID-19 Pandemic. The program continues to identify possible rental properties that have not registered with the program, focusing on pursuing unregistered properties through public complaints, field observations, and larger properties that required minimal research to show they were rentals.

B. The status of rental property inspections including the number and type of inspection failures and resulting property improvements

Inspection statistics for 2024 are as follows:

Percent of registered properties that completed and passed an inspection in 2024	14.5%
Total number of properties that completed and passed the inspection requirement in 2024	4,037
Completed by Private Inspectors in 2024	2,281
Completed by City Inspectors in 2024	1,670
Completed by Alternate Means (such as HUD inspection) or a combination of inspection types	43
Completed by Mixed Inspection (Use of both City Inspector and Private Inspector)	43

The program exceeded the RRIO ordinance target of inspecting 10% of registered properties, with inspections completed on 14.5% of total registered properties. The program increased inspections over the annual target in order to catch up with the longer-term RRIO target of inspecting all properties at least once every 10 years following reduced inspections during the pandemic period. To date, the RRIO program has had 25,535 properties complete the inspection requirement, which represents 91% of registered properties. As of the end of 2024, the program is back on target with inspections.

Approximately 21% of the inspections were re-inspections - properties selected for a second time in the 5-10 year cycle as required under the code. The RRIO ordinance requires that 10% of properties that have already completed their inspection five or more years ago be randomly selected a second time for a re-inspection.

To pass a RRIO inspection, the property needs to be issued a Certificate of Compliance. When a property fails a RRIO inspection, the inspector identifies what corrections need to be made and works with the customer to bring the property into compliance with the RRIO checklist standards. Rental properties may have more than one failure or correction, and it may take

time to get completed. Once completed, an inspector must confirm the corrections before the rental property is issued a Certificate of Compliance.

The top ten RRIO inspection failures observed by City inspectors and the frequency in 2024 are in the table below. Note that this does not include the results of inspections performed by qualified private inspectors, who are not required to submit detailed inspection results in most cases. Rather, private inspectors most often are required to submit the final passing Certificate of Compliance. In communications with private inspectors, they have reported seeing similar trends.

RRIO Checklist Item	# Failures
*6.2 Any electrical equipment is improperly installed or connected, tampered with, or otherwise unsafe, including but not limited to meter bays, service panels, subpanels, main disconnect, and receptacle outlets within 3 ft. of water that are not ground fault interrupter (GFI) style or GFI protected circuit.	1355
*3.3.a Smoke alarms are missing, not functional, or not installed inside of all sleeping rooms.	692
*3.3.d Carbon monoxide alarms are missing, not functional, or not installed in a central location outside each sleeping area and on every level of the home. Note: Carbon monoxide alarms should not be located within 15 feet of fuel burning appliances.	659
*3.3.b Smoke alarms are missing, not functional, or not installed in a central location outside all sleeping rooms.	404
*1.4.e Handrails, including intermediate rails or other guards on any open side 30 inches or more above grade, on any flight with more than three risers are missing, loose, broken, not graspable, missing return, or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	357
*2.3.d Handrails/, including intermediate rails or other guards on any surface 30 inches or more above adjacent walking surfaces, on any flight with more than three risers are missing, loose, broken, not graspable, missing return, or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	311
*6.1 Exposed unprotected wiring is evident in any room.	161

RRIO Checklist Item	# Failures
<p>*1.4.d Guardrails, including intermediate rails or other guards, on the open sides of any landing, deck, or platform that are 30 inches or more above grade or other surfaces are missing, loose, broken or are otherwise unsafe. Note: Intermediate rails must be no more than 4 inches apart. Every guardrail shall be at least 36 inches in height unless it is an existing guardrail that was in compliance with the standards in effect at the time the guardrail was constructed, is in good condition, and is between 28 and 42 inches in height.</p>	159
<p>*2.2.a Wall, floor, or ceiling coverings are missing, damaged or broken such that the opening creates an unsafe condition. Examples include but not limited to exposed framing members, exposed electrical components, exposed plumbing, access for rodents and insects, or other unsafe conditions.</p>	151
<p>*3.3.c Smoke alarms are missing, not functional, or not installed on each floor, including basements. Note: Not required in crawl spaces and uninhabitable attics.</p>	140

Improperly installed electrical equipment was the most common failure in 2024. This became a common failure with an addition to the RRIO inspection checklist requiring ground fault interrupter (GFI) outlets next to sinks. GFI protected circuits are a critical life-safety protection; they are usually easy to install, including retrofitting older construction. Missing or nonfunctional smoke alarms and CO alarms were also common failures. Failing this item is usually more significant than a missing or dead battery. Before an inspection, inspectors usually encourage property owners to bring spare batteries to the inspection.

A complete table of City inspection results is available in Attachment A.

C. The extent to which additional RRIO inspections have occurred as a result of code compliance violation or failure of a RRIO inspection

Since 2017, the RRIO program has had the option to require additional inspections when there is evidence of more wide-spread safety or maintenance problems on a property. In 2019, the RRIO program implemented changes to receiving and processing private inspection results due to the passage of Ordinance 125851. The City no longer receives and reviews private inspection results for rental properties that have 100 percent of units inspected by a private inspector. RRIO still requires private inspection results to be submitted to the RRIO program auditor for review if a unit or property fails the checklist for rental properties that do not have 100 percent of units inspected. SDCI's RRIO program auditor reviews the rental properties where only a sample of units are inspected and applies criteria to determine whether the reported failures indicate systemic or building-wide problems and, if so, selects additional units for inspection.

In 2024, SDCI required 187 additional units to be inspected at 44 multi-unit properties based in the inspection results submitted by private inspectors. SDCI inspectors identified conditions that warranted additional RRIO inspections in 274 units at 11 multi-family properties.

D. Whether the fees associated with the program actually reflect program costs

Registration and renewal fees are the primary source of funding for the RRIO program. The two-year registration and renewal fee is \$110 per property, including the first unit, and \$20 for each additional unit. Inspection fees are the second largest source of revenue for the RRIO program. These fees, assessed when a property owner chooses to use a city inspector (rather than a private inspector), are \$210 for the property, including the first unit, and \$40 for each additional unit inspected. The program also has fees for private inspector registration and training, private inspector filing fees, late registration fees, late inspection fees, and the program retains a portion of civil penalties collected. These sources do not generate significant program revenue. These fees were adjusted by the City Council in 2023 following a comprehensive fee study.

The complete RRIO fee scheduled for 2024 is as follows:

Fee	2024
Property Registration/Renewal fee	\$110
Add. Unit Registration/Renewal fee	\$20
Private Inspector Training	\$300
Private Inspector registration	\$300
City Inspection Property Fee	\$210
Add. Unit City Inspection Fee	\$40
Private Inspection Processing Fee	\$50
Registration/Renewal & Inspection late fee	\$30

RRIO's revenue, expenses, and fund balance at the end of 2024 were:

RRIO Program 2023 Life-to-Date Fund Balance	(\$4,811,367)
RRIO Program 2024 Revenue	\$3,173,511
RRIO Program 2024 Expenses	(\$2,962,458)
RRIO Program 2024 Life-to-Date Fund Balance	(\$4,600,314)

**2024 LTD balance includes below the line financial transactions including RRIO program contribution to reserves, process improvement and technology payback, financing and interest earned.*

E. The number and type of code compliance complaints that have occurred on properties registered with the RRIO program

In 2024, SDCI opened 395 code compliance cases on registered properties. These cases covered a broad range of issues, including housing conditions, tenant-landlord issues, weeds, junk storage, and building without a permit.

It's difficult to draw conclusions from the fact that some registered properties have other code compliance complaints. Many complaints have nothing to do with rental housing conditions. With respect to property conditions, RRIO registration requires a self-declaration by the property owner that the property meets the RRIO standards and property owners may not be fully aware of unit conditions. Also, there can be a significant time lag between RRIO registration or inspection and a subsequent complaint. Nevertheless, a code violation may occur regardless of when the inspection or assessment was made.

F. The extent to which the civil warrant process has been used

To date, the RRIO program has not needed to seek a civil warrant.

G. The extent to which audits of private qualified rental housing inspectors have occurred and any related findings

In 2019, Council passed Ordinance 125851, and the RRIO program implemented changes to receiving and processing private inspection results. The City no longer receives and reviews private inspection results for rental properties that have 100 percent of units inspected by a private inspector. RRIO still requires private inspection results to be submitted to SDCI's RRIO program auditor for review if a unit or property fails the checklist for rental properties that have a sample of units inspected (usually 20 percent). The RRIO program auditor can then review those results and apply criteria to select additional units for inspection.

In 2024, 410 private inspection results were audited. Based on reported conditions, SDCI's RRIO auditor ordered expanded RRIO inspections of 187 units at 44 multi-unit properties.

RRIO requires inspectors to leave behind an inspection results and feedback form for tenants. When issues are raised by tenants, SDCI's RRIO auditor follows up to determine if a problem occurred and offer a follow-up auditing inspection. In 2024, 23 feedback responses were received, and no significant issues were raised, or audit inspections requested by tenants.

The table below summarizes the RRIO auditing program and results for 2024.

Audit Element	Results
Audit failing inspection results from private inspectors. Pick additional units for inspection when appropriate.	410 failed inspection results were audited. 187 units were picked for additional inspections at 44 multi-unit properties.
Tenant feedback from leave-behind reports.	23 feedback responses were received
Access properties and units previously inspected by private inspectors to audit their conclusions.	SDCI had no access to units previously inspected by a private inspector in 2024. As in past years, no indication of inspector misconduct was found.
Follow up with private inspectors to verify work was done and ask other questions about how inspections are going.	Frequent, ongoing communication with private inspectors through email, face-to-face meetings, and phone calls. Approximately 24 corrective email contacts were initiated with private inspectors.
SDCI tracking and follow up on complaints about private inspectors.	In 2024, the RRIO auditor received 2 inquiries/complaints regarding private inspectors.
SDCI authority to revoke RRIO private inspector certification for cause.	So far, there has been no occasion to revoke a private inspector certification.

OTHER ACCOMPLISHMENTS

The RRIO program had several other notable accomplishments in the last year, outlined below.

Post-Pandemic Stabilization

After very limited enforcement during the COVID-19 pandemic and restrictions, followed by a period of emphasis in 2023, the RRIO program has settled into a period of stability. 2024 marked the second straight year of increased property registrations, updated program fees covered operating expenses, and workload has largely returned to regularly scheduled inspections. This consistency and predictability is valuable for property owners, tenants, and RRIO program staff.

Outreach & Education

While RRIO program education has largely been incorporated into the more comprehensive “Renting in Seattle” program, SDCI continues to leverage and expand on core outreach tools including:

- The RRIO email distribution list of over 19,000 landlords and property managers
- Direct mail to newly discovered likely rental property owners, including notification letters, reminder letters and warning letters

- A comprehensive website at www.seattle.gov/RRIO that is consistently updated to ensure relevant policy and information changes
- Partnerships with property owner associations to help get the word out to their membership
- Two brochures – one with general program information, one focused on inspections and directed primarily at renters – translated into 13 languages other than English
- A video narrated in 11 languages that discusses the inspection aspect of the RRIO program, with a focus on tenants and how inspections will impact them

RRIO program staff also attended several rental housing industry events, including:

- Holding a training session for private inspectors in January to provide information on inspection requirements and best practices, answer questions, and increase the enrollment of private inspectors available for property owners to complete their RRIO requirements.
- Presenting at Trends, the annual trade show for rental property owners, and staffing an informational booth at SDCI's annual Home Fair, an informational event for property owners and tenants to learn about Seattle's rental housing laws.

Improved Customer Service

The RRIO program implemented several customer service improvements in 2024. Most notably:

- SDCI launched the Information Desk customer assistance center in the 4th floor lobby of the Seattle Municipal Tower. Customers now have an in-person location to submit property registrations, schedule inspections, and ask questions about the RRIO program.
- SDCI's primary customer service phone line now has a direct pathway to reach staff with specific RRIO training and expertise, rather than referring callers to the general complaint line to have their issue recorded and subsequently answered at a later date by program staff.

City Inspector Utilization Up

2024 saw an uptick in the usage of City inspectors compared to private inspectors; 40% of inspections were completed by City inspectors, compared to approximately 30% historically. While there is no specific goal or target for such usage, the RRIO program endeavors to make City inspection services an appealing option for property owners. This increase may be due to improved outreach and customer service, City inspector experience and training, and/or changes in the cost of private inspections.

2025 PRIORITIES

100% of Properties Inspected

The Seattle Municipal Code establishes that every rental property must be inspected every five to ten years. 2025 marks the tenth year of RRIO program operations, and SDCI anticipates reaching the target of 100 percent of properties inspected at some point during this year. This represents a major milestone for the program. SDCI has begun preparing for the transition to a new cycle of property inspections.

Proactive Rental Assistance through RRIO

2025 Statement of Legislative Intent (SLI) SDCI-003S-A requests that SDCI work with the Human Services Department to provide a report on options for using the RRIO registry process to allow registrants to opt-in to early assistance for tenants who are at risk of eviction. This report will explore opportunities to leverage RRIO to serve as a resource for rental property owners to access City-funded tenant services and estimate technology, staffing, and overhead costs for effectuating those opportunities.

Inspection Checklist Updates

SDCI plans to conduct a review of the RRIO inspection checklist with a goal of identifying any deficiencies and providing clarity to existing standards where appropriate. This review will include meetings with both City and private inspectors to collect feedback about their experience using the checklist in the field. Any prospective changes to the checklist will have an opportunity for public comment as part of the Director's Rule process.

Fee Study

SDCI intends to conduct an assessment of current expenses and updated registration forecasts to ensure that revenues remain sufficient to cover program costs as required by the code. The department will evaluate whether any adjustments to the RRIO fee schedule are necessary to ensure financial sufficiency. Any potential fee change would not occur before 2026.

CONTACT

Geoff Tallent
Rental Programs Manager
Seattle Department of Construction and Inspections
(206) 684-8452
Geoff.tallent@seattle.gov
www.seattle.gov/RRIO

ATTACHMENT A

RRIO Checklist Failures – 2024

Checklist Item	Count of failures
*6.2 Any electrical equipment is improperly installed or connected, tampered with, or otherwise unsafe, including but not limited to meter bays, service panels, subpanels, main disconnect, and receptacle outlets within 3 ft. of water that are not ground fault interrupter (GFI) style or GFI protected circuit.	1355
*3.3.a Smoke alarms are missing, not functional, or not installed inside of all sleeping rooms.	692
*3.3.d Carbon monoxide alarms are missing, not functional, or not installed in a central location outside each sleeping area and on every level of the home. Note: Carbon monoxide alarms should not be located within 15 feet of fuel burning appliances.	659
*3.3.b Smoke alarms are missing, not functional, or not installed in a central location outside all sleeping rooms.	404
*1.4.e Handrails, including intermediate rails or other guards on any open side 30 inches or more above grade, on any flight with more than three risers are missing, loose, broken, not graspable, missing return, or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	357
*2.3.d Handrails/, including intermediate rails or other guards on any surface 30 inches or more above adjacent walking surfaces, on any flight with more than three risers are missing, loose, broken, not graspable, missing return, or otherwise unsafe. Note: Graspable configurations can be found online at: www.seattle.gov/DPD/Publications/CAM/cam319.pdf	311
*6.1 Exposed unprotected wiring is evident in any room.	161
*1.4.d Guardrails, including intermediate rails or other guards, on the open sides of any landing, deck, or platform that are 30 inches or more above grade or other surfaces are missing, loose, broken or are otherwise unsafe. Note: Intermediate rails must be no more than 4 inches apart. Every guardrail shall be at least 36 inches in height unless it is an existing guardrail that was in compliance with the standards in effect at the time the guardrail was constructed, is in good condition, and is between 28 and 42 inches in height.	159
*2.2.a Wall, floor, or ceiling coverings are missing, damaged or broken such that the opening creates an unsafe condition. Examples include but not limited to exposed framing members, exposed electrical components, exposed plumbing, access for rodents and insects, or other unsafe conditions.	151
*3.3.c Smoke alarms are missing, not functional, or not installed on each floor, including basements. Note: Not required in crawl spaces and uninhabitable attics.	140
*3.2.c The main entrance door to housing unit or single-family dwelling does not have an observation port, window in the door, or side light window. Observation ports shall be installed at a height of not less than 54 inches and not more than 66 inches from the floor. Side light window distance to door no more than 31 inches.	129
*7.4 Visual evidence that a pressure temperature relief valve on a hot water heater is missing, not installed properly, has been tampered with, the relief valve is dripping, or is otherwise unsafe.	128
*7.3 Evidence the plumbing system is not connected to an approved sewer or a potable water source, or is not in good working order. Evidence includes, for example: (1) strong sewer gas smell in the basement, crawlspace or outside of unit; (2) leaking of basement plumbing pipes; (3) clogged or very slow drains; (4) flexible traps or other improper piping; or (5) otherwise unsanitary.	120
*8.4 Toilet does not flush, is broken, leaks at the base, or is not secure to the floor.	120
*2.1.a Any habitable room, bathroom, or laundry room does not have the required openable windows, passive or mechanical ventilation.	98
*2.3.e Guardrails/, including intermediate rails or other guards, on any landings, or platforms that are 30 inches or more above adjacent walking surfaces are missing, loose, broken, or otherwise unsafe. Note: Intermediate rails must be no more than 4 inches apart. Every guardrail shall be at least 36 inches in height unless it is an existing guardrail that was in compliance with the standards in effect at the time the guardrail was constructed, is in good condition, and is between 28 and 42 inches in height.	88
*3.2.b Any entrance door, including sliding doors, to housing unit or single-family dwelling does not have at least one operable dead bolt or deadlatch openable from the inside without a key or other approved locking device.	72
*3.1.b Emergency escape windows do not meet size or sill height requirements. Escape window opening not a minimum of 5.0 sq. ft. within 5 ft. of grade or 5.7 square feet if higher than 5 ft. above grade. (See above for full requirements.)	50
*1.5.c Windows or doors have missing pieces or are cracked and allowing water or weather penetration (e.g., seeping water, leaking air, coming in through a crack or hole)	42
*2.1.c Bathroom and laundry room fan or passive vent, if used in place of openable windows, is not operable, pulling air, or vented to the exterior.	37
*8.5.b. Is not operable, broken, or otherwise unsafe, faucet cannot turn on, or no hot and cold water.	37

Checklist Item	Count of failures
*8.1 Bathroom does not include a fully functional sink, toilet, and tub or shower.	36
*9.5.b Is not operable, broken, or otherwise unsafe, faucet cannot turn on, or no hot and cold water.	33
7.2 Any individual unit water heater is set above 120 degrees Fahrenheit and missing safety straps.	33
*3.2.a Any entrance door, including sliding doors, to a housing unit or single-family dwelling is not capable of resisting forcible entry or damaged to the extent that the door or the door casing is otherwise unsafe.	29
*8.6.b Is not operable, broken, or otherwise unsafe, faucet cannot turn on, or no hot and cold water.	28
*6.5 Any electrical extension cord used for permanent extension of power in place of approved installed wiring. An improper extension cord use may include: (1) running the cord through doors, doorways, halls, windows, cabinets; (2) concealed extension cords within walls, floors, or ceilings; (3) cords installed on walls and ceilings; or (4) otherwise unsafe.	28
*8.5.a. Dripping faucets, or slow drain.	26
*1.4.c Exterior stairs have broken, loose, decayed, or missing pieces, or are otherwise unsafe.	24
*3.4.e Any door to a storage, maintenance, laundry, or building service room accessible by tenants is not self-closing and self-locking and is not openable from the inside without a key.	21
*3.1.a Emergency escape window or door is missing, blocked, or inaccessible.	21
*1.4.b Exterior decks or other platforms have broken, loose, decayed, missing pieces, or are otherwise unsafe.	21
*10.2 Visible evidence of rodents or insects such as bedbugs, ants, cockroaches, or silverfish. Note: documentation issued by a certified exterminator or a certified fumigator is sufficient to pass this item in the following cases: (1) the documentation confirms the existing treatment program is appropriate and following the recommended treatment plan; (2) documentation of a new or expanded treatment program and at least one treatment performed following the new or expanded treatment program; or (3) documentation that there are no pests present.	20
*3.4.c Exit doorway and change of direction of a corridor is missing a well-lighted exit sign or placard that is illuminated in the event of power supply failure.	19
*3.4.a Exterior building entrance doors, except entrance doors which open directly into a single housing unit, shall be self-closing, self-locking, and equipped with a deadlatch or other approved locking device.	18
*6.3 Any habitable room does not have an operable light fixture and an electrical outlet, or two electrical outlets. Any kitchen does not have an operable light fixture and three operable outlets, one of which may serve an installed cooking range.	17
*9.5.a Dripping faucets, or slow drain.	17
*9.5.c Under sink plumbing assemblies including any piping, faucet risers, traps, or sink connectors are leaking.	17
*1.5.d Any openable window within 10 feet of grade or above any deck, balcony or porch is missing latch or has defective latching device.	17
*2.1.b Kitchen fan, if used in place of openable windows, is not operable or pulling air.	15
9.4.a Cooking appliance: One or more parts are inoperable or missing but appliance still has food cooking capability.	15
*7.1 Running water temperature is below 100 degrees Fahrenheit.	14
*1.6.a Exterior walls allow water or weather penetration (e.g., seeping water, leaking air, coming in through a crack or hole)	13
*3.1.c Security bars, grills or similar devices on emergency escape windows are not openable or have inoperable release mechanisms.	13
*1.4.a Exterior Stairs: Structural members are leaning, decayed, detached or are otherwise unsafe	13
*6.4 Any bathroom, laundry room, utility room, common hallway, stairway, or porch does not have an operable light fixture.	12
*2.3.c Interior stairs have loose, broken, decayed, missing pieces, or are otherwise unsafe.	12
*5.1.a Required permanently-installed heating equipment/device is defective or missing.	11
5.1 Heat source in the unit is permanent, working, and in good repair.	11
1.5.a Weather stripping is missing or allowing air to enter.	10
*8.5.c. Under sink plumbing pipes or connectors are leaking.	10
*2.2.b Walls, floors, or ceilings are soft, spongy, or wet to the touch.	10
*1.6.b Exterior wall is failing: leaning, crumbling, missing pieces, broken, or deflected.	9

Checklist Item	Count of failures
*8.6.a Dripping faucets, or slow drain.	8
*9.3.b Is inoperable or not in good working condition.	8
*2.1.d Clothes Dryer ducts are plastic, detached, leaking, damaged, not vented to the exterior or otherwise restricting airflow.	8
*4.2 Any habitable room except the kitchen measures less than seven (7) feet in any floor dimension.	8
*3.4.b Stairway enclosure doors do not self-close and latch.	7
*2.4.a Lead paint - any room constructed before 1978 with peeling, chipped, or otherwise deteriorated paint exceeding two square feet or 10% of any component such as a window assembly, including frame and sill, or door frame. Note: To correct this condition property owner must demonstrate that the painted repair was made by a Washington State Lead Safe Certified contractor or provide documentation that there is no lead hazard present.	6
1.5.b Sills or frames have decayed wood or separated joints.	4
9.3.a Missing a handle or seal is compromised.	4
*8.6.c Plumbing pipes or connectors are leaking.	4
*8.3 Tight-fitting door missing if bathroom is in a food preparation area.	3
*10.1 Garbage/rubbish is accumulated outside of trash receptacles.	3
*9.1 Dwelling unit does not have a kitchen which must include sink, counter, and cabinets, as well as a cooking appliance, and refrigerator or space and approved hookups for the appliances.	3
*2.2.d Floors and any support system is not maintained in a safe and sound condition	3
*2.3.b Landings or other platforms have broken, loose, decayed, missing pieces, or are otherwise unsafe.	3
8.7 Bathroom Counter is missing tile, pieces are broken, is made of a porous material, or is pulling away from the wall.	2
*1.3.b Foundation is failing: leaning, crumbling, missing pieces, broken, or deflected.	2
9.2 Counter is missing tile, pieces are broken, is made of a porous material, or is pulling away from the wall.	2
*5.3.b Any gas, wood, or fuel-burning heat source lacks proper ventilation or is not properly isolated from a sleeping area.	2
*5.2.a Permanently-installed heating system is not capable of maintaining required temperature in any habitable room or bathroom.	2
*3.4.d Interior fire-resistant walls and ceilings or corridors in apartment buildings are compromised by cracks, holes, or loose or broken plaster, not maintained in a safe and sound condition, or their fire resistance has been otherwise compromised.	1
*1.1.a Roof has holes and/or structural member is broken or decayed.	1
*6.2. Any electrical equipment (meter bays, service panel, subpanels, shutoff) is improperly installed or connected, tampered with, or unsafe.	1
*4.3 Any sleeping room measures smaller than 70 square feet in size.	1
*10.4. Smoke detectors missing, not functional, or not centrally located in hallways outside sleeping rooms.	1
*6.1. Exposed unprotected wiring evident in any room.	1
*1.1.b Roof is not weather-proof or has clear evidence of leaking.	1
*7.3. Evidence that plumbing is not connected to an approved sewer or not functioning properly. Evidence includes, for example: strong sewer gas smell in the basement or outside of unit, major leaking of basement plumbing pipes, numerous clogged or very slow drains.	1
9.3.*b. Is inoperable and not in good working condition	1
2.2.a. Wall, floor, or ceiling coverings are broken such that framing members are visually exposed	1

Checklist Item	Count of failures
1.3.a Standing water in crawl space.	1
4.1 Dwelling unit does not have at least one habitable room that is 120 square feet (square footage requirements do not apply to units comprised of a single habitable room such as a Single Room Occupancy, rooming house, or micro-housing unit).	1
2.1.*a. Any habitable room, bathroom, or laundry room does not have an openable window or other approved ventilation	1