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HEALTH SERVICES**

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Obtenga más información sobre las mejores prácticas para su inspección de vivienda

如需了解通過住房檢查的最佳做法，請造訪 smchealth.org/inspections

Avoid the most common violations. Be safe and opt for best practices.

Address these common violations **BEFORE** your next inspection!

Each violation category contains a sample of common violations and is not exhaustive.

INADEQUATE VERMIN/PEST EXCLUSION

Structural damage, overhanging tree limbs, trash, and debris can make your property more attractive to pests.

Violation • Conditions that promote pest intrusion include holes in, and damage to windows, doors, vents, screens, refuse accumulation, and tree/bush limbs hanging within 3 feet of the roof

Best practices include:

- ❑ **Maintain building components in good repair:**
 - ❑ Repair/replace broken windows.
 - ❑ Seal all openings around pipes¹, cables, and wires that enter through walls or the foundation.
 - ❑ Ensure gaps between the entry door and door frame are properly sealed with weather stripping or have a proper fitting door installed. The space between the bottom of the door and the sill must not exceed 1/4".^{2,3}
 - ❑ Repair damage to walls, doors, windows, vents, and screens, and faulty or deteriorated sealant around windows.⁴
- ❑ **Avoid the void! Maintain all vents intact and in good repair:**
 - ❑ Ensure vent components such as screens or self-closing flaps are maintained.
 - ❑ Install corrosion- and pest-resistant 1/4 inch mesh hardware on exterior gaps and openings.
 - ❑ Install vent screen⁵ and crawl space covers that fit tightly and have holes equal to or less than 1/4".
 - ❑ Remember rats can enter space less than the width of a quarter and mice less than the width of a dime.
- ❑ **Keep up with landscape, plant, and tree maintenance:**
 - ❑ Maintain a 6-foot clearance between branches and the roof.⁶ Keep in mind rodents are aerial acrobats!
 - ❑ Avoid plants that make contact or lean up against the building.
 - ❑ Shrubs should be kept 1 foot away from the siding.
 - ❑ Be aware that rodents take refuge in ivy and dense vegetation.



SAFE AND HEALTHY HOUSING PRACTICES

PREVENT HOUSING VIOLATIONS

Routine Inspections Begin January 2025. Be Proactive.

Beginning January 2025, all apartment complexes in your community will be inspected for health and safety violations by San Mateo County Environmental Health Services' Housing Inspection Program. Ensure your property is safe, healthy, and ready for inspection by reviewing the most common violations and correcting any potential issues ahead of time. Visit smchealth.org/landlord-resources for a recorded webinar "Preventing the Most Common Housing Violations."



FAULTY WEATHER PROTECTION

Ensure the building provides proper weather protection.

Violation • Includes deteriorated exterior paint, and faulty waterproofing of exterior walls, roof, foundation, windows, and doors; inadequate weather stripping; improperly sealed building piping, wiring, and vents

Best practices include:

- ❑ The roof protects the dwelling from rain and moisture intrusion.¹
- ❑ Rain gutters and downspouts are clear and working to keep water away from the building.¹
- ❑ Repair/replace damaged windows/doors.²
- ❑ Repair/replace damaged weather stripping.³
- ❑ Maintain exterior paint in good condition.⁴
- ❑ Replace wood that has dry rot or insect damage.



GENERAL EXTERIOR MAINTENANCE

Violation • Includes failure to maintain the surrounding property free of debris, inoperable vehicles, appliances, rodent harborages, stagnant water, and conditions that pose fire, health, or safety hazards

Best practices include:

- ❑ Properly dispose of garbage, recyclables, and other waste¹:
 - ❑ Ensure refuse bins stay securely closed to prevent rodent access. Increase pick-up frequency if they regularly overflow.
 - ❑ Distribute information on recycling in case residents dispose of recyclables in the garbage, causing receptacle overflow.
 - ❑ Remove non-operable vehicles used as storage, abandoned vehicles, and abandoned or improper disposal of furniture and appliances.²
- ❑ Do not allow vehicles to be used as storage units.
- ❑ Do not store appliances outside. Excess appliances must be secured inside proper storage spaces or removed.
- ❑ Do not allow water to collect outside in open containers.

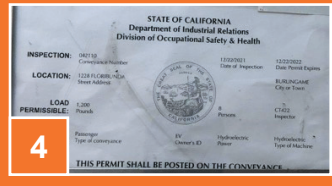


SAFETY

Violation • Includes lack of properly maintained fire safety equipment (smoke detectors and fire extinguishers) and carbon monoxide monitors, and blockage of unit exterior doors and all other avenues of egress

Best practices include:

- ❑ For fire extinguishers, ensure the following:
 - ❑ One extinguisher accessible within 75 feet of each unit, and tenants must not need to enter locked rooms, gated areas, or stairs to access a fire extinguisher.¹
 - ❑ Currently certified within the past 12 months.
 - ❑ They are properly charged.
- ❑ Ensure building entrances and exits are accessible and not blocked.
- ❑ All units have proper smoke/carbon monoxide detectors which are tested yearly to verify functionality.²
- ❑ For water heaters, ensure the following:
 - ❑ Properly braced and elevated.³
 - ❑ Temperature and pressure relief (TPR) valve is properly installed.
 - ❑ Discharge tube is connected to the TPR valve and terminates no less than 6 inches off the floor.
- ❑ The elevator permit is current.⁴



STRUCTURAL SAFETY

Violation • Unsecured/damaged hand and guard rails; damaged walkways, damaged supports for balconies/walkways, and damaged stairways

Best practices include:

- ❑ Fix any unsecured guardrails/handrails.
- ❑ Provide adequate guardrails/handrails where required.¹ All staircases with four or more steps must have a handrail.
- ❑ Ensure all elevated walkways, balconies, and staircases are structurally sound. Check your local building codes for current requirements or contact a local building official with concerns.
- ❑ ADA Standards resource: [ada.gov/law-and-regs/](https://www.ada.gov/law-and-regs/)
- ❑ A Consumer Product Safety Commission analysis for The Associated Press estimated that 4,600 emergency room visits were associated with deck collapses in the past decade and an additional 1,900 with porch failures. <https://www.deseret.com/2015/6/19/20483041/balcony-collapses-hurt-thousands-since-2003-but-deaths-rare>
- ❑ Fix any potholes on the property asphalt.²
- ❑ Fix any damaged concrete walkways/steps that could be a tripping hazard.

