

Short-Term Rental Home Inspection Overview

The purpose of the home inspection is to ensure the residence is safe for occupancy and is in compliance with City Building and Zoning Codes. Below is a list of items that frequently cause a “failed” home inspection. This inspection overview is not all inclusive but does apply to most homes. Additions, fireplaces and other items specific to your residence may require a more detailed inspection. Be advised, any building permit violation identified will need to be resolved regardless of whether or not the location moves forward as a short term rental.

Code Enforcement Home Inspection Requirements:

Permits required - Any additions or changes made to the dwelling after it was originally built will need to have an approved permit and passed inspections (e.g., water heaters, block walls, HVAC units, spas, sheds, and patio covers) [UAC- 301.1](#)

Egress door – Doors leading to the outside of the dwelling must be easy to open from the inside without the use of a key or any special knowledge or effort. Doors cannot be blocked.

Internal garage access - The door between the garage and the residence shall be fire-rated and self-closing.

Site address – The property address should be displayed on the front of the dwelling with 4" tall numbers in a contrasting color.

Interconnected smoke alarms - are required in all sleeping rooms and hallways. When one alarm is tested, all the others should sound at the same time. Verify that the alarms are all UL (Underwriter Laboratories) listed. Wireless interconnected smoke alarms are allowed if wiring for alarms was not part of the original construction. A record of monthly testing and battery replacement shall be available for verification by the Fire Prevention Division.

Carbon monoxide detectors – are required homes that have gas appliances. Dual smoke and carbon monoxide detectors will meet this requirement. Carbon monoxide detectors should be found on every habitable level and in every room that has air conditioning or heating. Carbon monoxide detectors are also required in all attached garages.

Certified fire extinguishers - At a minimum, there must be at least one fire extinguisher:

- (1) In the kitchen area, located under the sink;
- (2) In any garage, mounted on the wall no higher than 48" above the finished floor; and
- (3) Located on each floor level of the short-term residential rental unit. Each fire extinguisher shall have a current service tag from a State of Nevada Fire Marshal-certified contractor.

Evacuation maps - An evacuation map and list of procedures shall be placed in each bedroom. Maps and lists of procedures shall be mounted on a wall or door in a horizontal position and made of a durable material or encased within a durable frame or enclosure. The map should be a minimum size of 8x10, with the color of text contrasting to the background. Maps shall have a "you are here" star with a directional arrow to the nearest exit, and shall also indicate the location of all available fire extinguishers.

Water heaters - Water heaters not installed with the original construction of the residence require a permit. The temperature of hot water to plumbing fixtures shall be no less than 110°F. Water heaters shall be anchored or strapped (earthquake straps) as required by code.

Ground fault circuit interrupter (GFCI) - GFCI outlets are required to be placed when sinks or water fixtures are within 6 feet of electrical outlets. If you are unsure what a GFCI outlet is or whether or not it's installed properly, contact a licensed electrical contractor.

Electrical boxes, conduit, or fitting - All electrical wiring shall be inside boxes, conduit, or fittings and shall be protected from abrasion. All electrical boxes, switches, or outlets shall be closed by suitable covers securely fastened in place. Electrical panel switches must be labeled properly and legibly.

Properties with a pool – must have a minimum 5-foot access gate surrounding the pool.

- The access gate needs to be self-closing, self-latching and open outwards from the enclosed pool area.
- The latch needs to be on the poolside of the gate and unreachable from outside the gate:
 - no less than 3 inches or more than 6 inches from the top of the gate
 - openings on the gate shouldn't be more than ½ inch within 18 inches of the latch (to prevent someone from reaching through the bars and unlatching the gate)
- Large or doubled gates must be locked or pinned closed to prevent access.
- Alarms are required inside the house:
 - on all doors leading to the pool area
 - on windows leading to the pool area with a sill height of less than 48 inches
 - on windows leading to the pool area where the lock or latching device is lower than 54 inches
- Alarms should sound continuously for 30 seconds when opened, be capable of providing 85 decibels, and be permanently secured to a surface.
- Review [City of Las Vegas Pool, Spa and Safety Code](#).

Property exterior - will be inspected. The property should be well-maintained and free of trash. Any outside storage needs to be out of the public view.