

Landlords have the responsibility to:

- Provide safe and well-maintained property that meets City code requirements.
- Respond to requests for maintenance in a timely manner.
- Provide proper notification for entry to occupied units.
- Follow the terms of the rental agreement and provide written notification of any updates.



Renters have the responsibility to:

- Pay rent on time.
- Not damage the property.
- Submit appropriate requests for maintenance in writing.
- Follow the terms of the rental agreement.
- Allow reasonable access to landlord for repairs.

Resources

Oregon Law Center
800-672-4919
oregonlawcenter.org

Fair Housing Council of Oregon
503-223-8197
fhco.org

Oregon State Bar
503-684-3763

Oregon Rental Housing Association
oregonrentalhousing.com

Aging and Disability Resource Connection (ADRC)
503-988-3646

Community Alliance of Tenants
503-288-0130
oregoncat.org

Contact Us



My Gresham

The City's free app for reporting issues. Download the mobile app in the Apple App and Google Play stores or visit:
GreshamOregon.gov/My-Gresham

503-618-2248
rentalinspection@greshamoregon.gov

CITY OF
GRESHAM



Rental Housing Inspection Program

Providing inspection of rental units to ensure all residents have a safe place to call home.

Interior Checklist:



GENERAL

- No insect or rodent infestation
- Surfaces may not be damaged or decayed
- No mold or water damage
- Appliances must be working
- Emergency exits are safe and unobstructed



SMOKE/CARBON MONOXIDE DETECTORS

- Must be operational, in proper locations and correct number



STAIRS/HANDRAILS/GUARDRAILS

- Secure/good condition
- Can hold normal loads
- Handrails >30" or <42"
- Guardrail measured height >30"



FRONT/BACK DOORS AND WINDOWS

- Secure/good condition
- Correct locks installed and operable
- No double-keyed deadbolt
- Operational, not cracked or broken, can be easily opened and held open, locks work



HEATING/VENTILATION

- Heat source maintains 68°F
- Adequate bathroom or laundry room exhaust
- Adequate Kitchen exhaust



PLUMBING SYSTEMS

- Water heater operable and properly installed
- Plumbing fixtures in place and operable
- No plumbing obstructions, leaks or defects



ELECTRICAL SYSTEMS

- No exposed wiring present
- Receptacle cover plates present and not damaged
- Receptacles hold plug and not damaged
- No electrical system hazards present
- Adequate electrical service
- Light fixtures working and present

Exterior Checklist:



GENERAL

- Active rental license
- No lifted sidewalks and driveways
- No tall grass, overgrown vegetation
- Siding in good condition
- Gutters not full of debris
- No accumulation of debris & garbage
- Active garbage service
- Foundation in good condition



STAIRS/HANDRAILS

- Secure, good condition
- Can hold normal loads



PORCH/DECKS

- Structurally sound and secure, good condition
- Can hold normal loads



DETACHED GARAGE/ACCESSORY STRUCTURE

- Structurally sound
- Roof in good condition
- Fence structurally sound



LIGHTING

- No exposed wiring
- Fixtures present and operable
- Receptacles hold plug or GFI where required



1234 PREMISES IDENTIFICATION

- In place, proper size and in proper location



LAUNDRY ROOM

- Sufficient Lighting
- Adequate dryer venting
- Deadbolt lock installed properly



How the Inspection Works:



NOTIFICATION

- Landlord and tenant receive letter notification three weeks prior to inspection.



CONSENT

- Landlord notifies tenant of inspection and returns city requested documents.
- Tenant completes and returns consent form in pre-posted envelope.



INSPECTION

- Inspectors will meet landlord the day of inspection to walk the property.
- Inspectors will knock on selected units' door to inspect.
- Inspectors will only look for items that are outlined in the property maintenance code.



FOLLOW-UP

- If violations are present, landlord and tenant will receive a copy of the checklist and notification.
- If no violations are present, the case will be closed, and notification will be sent to landlord and tenants.



A Rental Inspector:



WILL

- Check all rooms of the unit.
- Check all exterior areas of the property.
- Check accessible and visible areas of the dwelling.



WILL NOT

- Go through any personal items.
- Look in any dressers, furnishings or areas where personal items are stored.
- Ask about immigration status or any illegal activities.