

Common Questions

What are the inspection fees?

There are no fees for the initial inspection. However, a fee of \$50 will apply if violations are not corrected at the time of the follow-up inspection.

Are there additional penalties?

Failure of the owner, or his designated agent to be present at any inspection will result in a \$50 re-inspection fee.

How can I find out more information?

For questions about the City of La Vista Rental Inspection Program, please contact City Hall and speak with the Community Development Department at (402)331-4343. Additional information can be found on the city website at www.cityoflavista.org

La Vista City Hall
8116 Park View Blvd
La Vista, NE 68128
402.331.4343
www.cityoflavista.org
Hours
M-Th 8 a.m.-4:30p.m.
Friday 8 a.m.-Noon



Other La Vista Numbers

Fire Non-Emergency
402.331.4748

Police Non-Emergency
402.331.1582

Public Works
402.331.8927

Library
402.537.3900

Golf Course
402.339.9147

Community/Recreation Center
402.331.3455



Rental Inspection Property Checklist

In accordance with
Ordinance #1086, adopting
IPMC 2006

Reviewing your rental units for compliance with this list could save you from costly re-inspections! Rental units include apartments, condos, and single-family homes for rent.

Outside

- Are the street numbers visible from the street (2.5" high minimum)?
- Is the exterior (siding and/or paint) in good condition?
- Are all accessory structures (garage, shed, etc.) in good condition?
- Does the roof leak?
- Do all the steps, decks, and landings 30 inches or more above grade have guardrails?
- Are all fences in good repair?
- Are all sidewalks and driveways in safe and sound condition?
- Are the gutters and/or downspouts in a good state of repair and directing the water away from the structure?
- Is the foundation in good repair?
- Is the yard free of junk, trash, or debris? Are there items being stored outside that belong indoors?
- Are there inoperable, junk or unlicensed vehicles on the property?
- Are any swimming pools maintained in a sanitary condition?

Throughout the Dwelling

Fire Safety

- Are the smoke detectors located inside each bedroom and on every floor level of the structure?
- Are all combustible materials stored at least 3 feet away from sources of ignition?
- Are all exit signs properly illuminated?

Pest Control

- Is the unit free of bugs and/or rodents or been recently exterminated?

Doors

- Do the exterior doors have deadbolt locks in working order?
- Are all exterior doors weather tight and in good working order?
- Are all storm or screen doors in good condition?

Windows

- Are there any broken or badly cracked windows?
- Are all windows weather tight and in good working condition (capable of remaining open without a means of support)?
- Do the windows have locks in good working order?
- Do the required operable windows have screens without rips, tears or holes?
- Does every sleeping area have an operable window?

Walls, Ceilings and Floors

- Are the walls and ceilings properly sealed, free from peeling paint and capable of being maintained in a sanitary condition?
- Is the carpet ripped or torn, or otherwise causing a tripping hazard?
- Do all habitable rooms have ceilings at least 7 feet in height? *

Electrical System

- Does every habitable room have at least two separate outlets? *
- Are all cover plates for outlets, switches and junction boxes in place?
- Are all switches, outlets and electrical fixtures in good working order?
- Are there any extension cords running through doorways, or under carpets?
- Is there adequate circuitry for the unit?

Mechanical

- Does each room including the bathrooms have adequate heat (at least 65°)?
- Are all combustion gases vented out of the room?
- Are clothes dryers properly vented?

* Unless constructed under previous regulations.

In the Basement

- Are the steps and handrails in good repair?
- In order to be used as a sleeping area, the space must meet the requirements for finished walls and ceilings, ventilation, ceiling height, heating and egress.
- Do clean-out openings and floor drains have proper covers?

Plumbing

- Do plumbing fixtures have adequate water pressure and do they operate properly?
- Do any supply or drain lines leak?
- Do all fixtures have proper traps to prevent the infiltration of harmful sewer gases?

In the Bathroom

- Any new/updated bathrooms must have ground fault electrical outlets.
- Are all of the bathroom fixtures working properly?
- Is the floor able to be easily maintained in a clean, dry, condition?
- Is there an operable window or adequate mechanical ventilation?

Miscellaneous

- Are passageways and stairways in buildings adequately lighted at all times?

Important Note: This list contains commonly found violations. It is not intended to be a comprehensive list of all violations that could occur. If you have questions about a specific situation, please contact City Hall at 402.331.4343 or visit our website at cityoflavista.org.