



City of Oceanside
Neighborhood Services
300 N. Coast Hwy
Oceanside, CA 92054
(760) 435-3360

MOBILEHOME PARK RENT CONTROL INSPECTION CHECKLIST

Mobilehome Park: _____

Park Manager: _____ Phone No: _____

Resident Rep. _____ Phone No: _____ Present for Insp. Yes No

Inspection Date: _____ Inspector: _____

INSPECTION REPORT

The common facilities of the mobile home park have been inspected under authority of the Mobile Home Fair Practices Ordinance (OCC Ch. 16B). The inspection was conducted using the applicable requirements of the California Health and Safety Code, Division 13, part 2.1; the California Administrative Code, Title 25; the Oceanside Zoning Ordinance and other applicable codes.

On the day of the inspection the park was found to be:

- In compliance
- Not in compliance due to failure to meet the standards relative to the following check list item(s).

INSPECTION CHECKLIST

Health & Safety Code

Complies

Violation

1. Section 18603

There shall be a person available who shall be responsible for the operation and maintenance of the mobile-home park. The person, or designee, shall reside in parks of 50 or more units, and shall have knowledge of emergency procedures of park facilities.

COMMENTS:

Title 25

2. Section 1116; Drainage

Complies

Violation

The park area shall be graded and sloped to provide storm drainage runoff. There shall be no depressions in which excessive amounts of surface water accumulate so as to create an unreasonable risk to health and safety.

COMMENTS:

3. Section 1120; Trash/Debris

Complies

Violation

The park area shall be kept reasonably clean and free from accumulation of refuse, garbage, rubbish or debris.

COMMENTS:

4. Section 1108; Building and Park Lighting

Complies

Violation

During the hours of darkness, artificial lighting shall be maintained in mobilehome parks.

Note: Lighting requirements are based on the regulations in effect when the park was originally constructed.

a) Entrances to toilets and shower buildings

b) Within toilets & shower buildings

c) Roadways and walkways

COMMENTS:

5. Section 1104; Lot Identification

Complies Violation

Each lot shall be numbered. Lot numbers shall be maintained in a conspicuous location.

COMMENTS:

CORRECTIONS REQUIRED:

6. Section 1382, 1388; Permanent Building Maintenance, Structure

Complies Violation

Maintain park buildings and facilities free from structural hazards in foundations, floors, walls, roofs and weather protection.

COMMENTS

CORRECTIONS REQUIRED:

7. Section 1382, 1388; Permanent Building Maintenance - Plumbing and Mechanical

Complies Violation

Maintain toilet, bathing and laundry facilities and all plumbing and mechanical systems in park buildings and facilities in a clean and functional condition at all times.

COMMENTS:

CORRECTIONS REQUIRED:

8. Section 1132, 1134; Permanent Building Maintenance - Electrical

Complies Violation

Maintain park buildings and facilities free from electrical hazards.

COMMENTS:

CORRECTIONS REQUIRED:

9. Section 1136, 1140; Park Electrical System

Complies Violation

Park Electrical Distribution System owned and maintained by SDG&E

Park Electrical System privately owned and maintained by park:

a) Service equipment in compliance with NEC and appears in safe condition.

b) Distribution wiring appears to be in compliance.

COMMENTS:

CORRECTIONS REQUIRED:

10. Section 1120; Garbage Storage and Removal

Complies Violation

Maintain adequate garbage and rubbish storage and removal facilities.

COMMENTS:

CORRECTIONS REQUIRED:

11. Section 1112; Required Toilet and Shower Facilities

Complies Violation

Maintain all required toilet and shower facilities for dependent and independent mobilehomes.

COMMENTS:

CORRECTIONS REQUIRED:

12. Section 1122; Emergency Information

Complies

Violation

Post and maintain the following information in a conspicuous location.

Phone numbers of:

Fire Department

Police Department

Enforcement Agency

Park Office

Person Responsible for Operation and Maintenance

Location of:

Nearest fire alarm box, when available

Park location (street or highway number)

Nearest public telephone

COMMENTS:

13. Section 1120; Accumulation of Waste Material.

Complies

Violation

Waste paper, hay, grass, straw, weeds, litter, or combustible flammable waste, or rubbish of any kind, shall not be permitted to remain upon any roof or in any park, vacant lot, or open space.

COMMENTS:

CORRECTIONS REQUIRED: