

Is Your Inspection Process Actually Protecting Your Properties?

A CALIFORNIA OPERATOR'S CHECKLIST FOR INSPECTIONS, MAINTENANCE & READINESS

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How to Use This Checklist

This checklist helps California multifamily operators evaluate whether inspections are:



Driving timely maintenance



Protecting assets and warranties



Supporting audit readiness and renewals



Keeping pace with new California inspection and documentation requirements
(including AB-2801 and AB-2579), where incomplete records or delayed follow-ups now create real financial risk

If you leave more than 2–3 unchecked, inspections stop protecting your buildings—issues get identified but not resolved, allowing hidden risk, preventable costs, and compliance exposure to build quietly.

Inspections as Triggers

(Not Reports)

Inspection findings automatically trigger follow-up action

- ☐ Follow-up work does not rely on emails, notes, or manual handoffs
- ☐ Inspection results are connected directly to maintenance workflows
- ☐ Ownership of follow-up work is clearly assigned every time

Red flag: If unchecked, inspections are only half the job—issues are identified, but the work that protects your property never fully closes the loop.



Scheduled & Preventive Maintenance

- ☐ Routine maintenance is scheduled automatically (not reactively)
- ☐ Preventive inspections exist for key systems and components
- ☐ Maintenance schedules are based on time, usage, or inspection results
- ☐ Emergency work is the exception, not the norm

Red flag if unchecked: You're paying more in overtime and emergency repairs than you should.

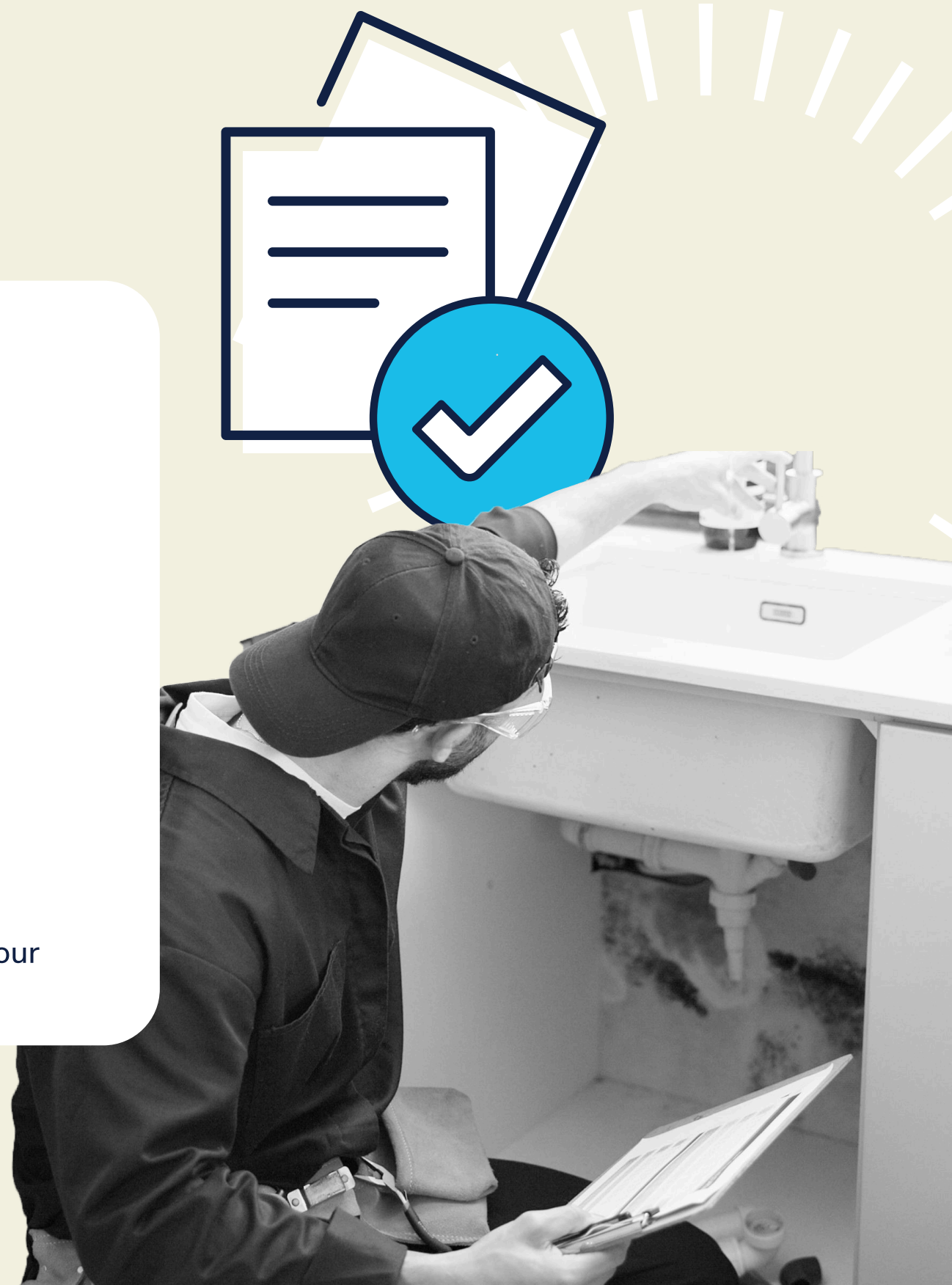


SECTION 3

Warranty & Asset Protection

- ☐ Warranties are considered when inspections are scheduled
- ☐ Future-dated inspections exist for warranted assets
- ☐ Issues are identified before warranty expiration
- ☐ Documentation exists to support warranty claims

Red flag: If unchecked, Repairs that should be covered are hitting your budget instead.



California State Law AB-2801, Documentation & Proof

- ☐ Inspection photos are captured consistently
- ☐ Maintenance completion is documented automatically
- ☐ Records are time-stamped and centralized
- ☐ Proof can be produced without manual searching

Red flag: If left unaddressed, audits or regulatory reviews can create avoidable pressure—and without proper documentation, properties may be unable to recover repair costs or enforce security deposit claims.



SECTION 5

Audit & Oversight Readiness

- ☐ Leadership can see inspection and maintenance status in one place
- ☐ Overdue or missed work is visible without chasing teams
- ☐ Reports reflect what actually happened onsite
- ☐ Audit readiness is built into daily operations

Red flag: If unchecked, gaps in visibility can surface during audits—because oversight relies on people remembering, not systems tracking.



Checklist Takeaway

If your inspection process doesn't automatically:



Schedule maintenance



Assign ownership



Capture proof

...it's creating more work than value.

See how InCheck® by Site Compli® can help your team close inspection and maintenance gaps

→ **Schedule a free demo today.**