



HOUSTON MULTI-FAMILY HABITABILITY INSPECTION

Inspection Date/Time: _____
 Inspector: _____
 Building Address: _____
 Houston, Texas, _____ (zip code).
 Units: _____ % Occupied _____ # of
 Buildings _____

Part A: Permit Compliance:

	YES	NO	N/A
Certificate of Occupancy (111 Building Code)			
Multi-Family Rental Property Registration (28-283 COH Code of Ordinances)			
Pool Permit (43-31 COH Code of Ordinances)			
Elevator Permit (3010.2 Building Code)			
Backflow Certification Test (Sec. 603.2 Plumbing Code)			
Proof of Gas Test (1201.5 (6) Plumbing Code)			

Part B: Habitability (Summary)

Does the property pose a material risk to the physical safety or health of the building's tenants?

	YES*	NO	N/A
Is there a significant risk of structural failure?			
Is there a significant electrical hazard?			
Is there a significant risk from plumbing violations?			
Is there a significant risk from mechanical violations?			
Is there a significant swimming pool violation?			

For each "YES" box checked above, check the specific condition in the sections below (or provide detail for "other" violations) and state the fact(s) that caused you to check "YES."

	*Structural:	YES	NO	N/A
1.	Are floors, supporting walls, ceilings, and all supporting structural members maintained in a sound and safe condition, capable of bearing imposed loads safely? (Ch. 10, Sec. 10-363)			
2.	Are the chimney flues or vent attachments in working order (no pieces should be missing)? (Ch. 10, Sec 10-363)			
3.	Is the property free of any issues that would constitute a health or safety hazard? (Ch. 10, Sec 10-363)			
4.	Are the roofs maintained (no major roof leaks)? (Ch. 10, Sec 10-363)			
5.	Are handrails for stairways, ramps, balconies, and porches more than 30 inches above grade provided for and maintained? (Ch. 10, Sec 10-363)			
6.	Are all stairways, ramps, balconies and porches structurally sound, supported (with no missing slats or posts)? (Ch. 10, Sec 10-363)			
7.	Is the property free of broken and missing windows and/or unsecured/abandoned units? (Ch. 10, Sec 10-363)			
8.	Is the exterior siding and trim in good condition? (Ch. 10, Sec 10-363)			
9.	Are the substructures covered (not exposed to the elements)? (Ch. 10, Sec 10-363)			
10.	Is the site map, building signage and building numbering present? (Ch. 10, Sec 10-213)			
11.	Other Comments:			

	*Electrical	YES	NO	N/A
1.	Do the buildings have proper grounding and bonding? (Ch. 10, Sec. 10-371(a)(6))			
2.	Is all wiring in compliance with the National Electrical Code?			
3.	Are there J Box covers, gutter covers, dead fronts, or ac covers in place and un-damaged? (Ch. 10, Sec. 10-371)			
4.	Are the buildings free of open wiring, open splices, exposed wiring or accessible parts that can be energized? (Ch. 10, Sec. 10-371)			
5.	Are the buildings free of missing dead fronts? (Ch. 10, Sec. 10-371)			
6.	Are meter banks, conduits and panels rigidly and securely fastened in place? (Ch. 10, Sec. 10-371)			
7.	Is the connection to the electrical source supplied? (Ch. 10, Sec. 10-371)			
8.	Are the buildings free of any electrical diversion violations? (Ch. 10, Sec. 10-371)			
9.	Other Comments:			

	*Plumbing	YES	NO	N/A
1.	Is the building free of broken or incorrect clean-out plugs (no clean-out plugs missing)? (Ch. 10 Sec. 10-371)			
2.	Do all water heaters and dryers have adequate combustion air? (Ch. 10 Sec. 10-371)			
3.	Do all boilers/furnaces have adequate clearance to combustibles for the flue pipe? (Ch. 10 Sec. 10-371)			
4.	Do all T&P valves operate properly and/or drain to an approved location? (Ch. 10 Sec. 10-371)			
5.	Are all inoperable plumbing fixtures and/or plumbing capped to code? (Ch. 10 Sec. 10-371)			
6.	Do all units have a potable water supply as required? (Ch. 10 Sec. 10-371)			
7.	Are all sanitary sewer lines working (not broken)? (Ch. 10 Sec. 10-363)			
8.	Are all potable water lines in good working order (not broken)? (Ch. 10 Sec. 10-371)			
9.	Other Comments:			

	Swimming Pools	YES	NO	N/A
1.	Are Pools fenced? Are there gaps in or under the fence less than 4 inches? (Ch. 43-33).			
2.	Does the pool have working latches on the pool side of the gate? (Ch. 43-33)			
3.	Does the pool have self-latching, self-closing gates installed and working? (Ch. 43-33)			
4.	Is the pool fence at least 48 inches in height? (Ch. 43-33)			
5.	Is the water clear and is the main drain visible? (Ch. 43-33)			
6.	Is there a Shepherd Hook, throwing rope or device? (per state requirements)			
7.	Other Comments:			

Part C: Observed Deficiencies

Violations to be Observed and Referred which create quality of life issues for residents and/or employees

		YES	NO	N/A
1.	Is the property free of graffiti? (Ch. 10, 10-542)			
2.	Is the dumpster screened from the public view or right of way? Ch. 39-101(a)			
3.	Is the property free of open storage of dead trees, trash, refuse, glass or building materials, inoperable appliances, motor vehicles or boat? (Ch. 10, Sec 10-361)			
4.	Is the property free of unprotected holes, open excavations, or sharp protrusions from the ground or walls? (Ch.10-363)			
5.	Are all fences and accessory structures maintained in a structurally sound condition? (Ch. 10-363)			
6.	Is grass no more than 9 inches? (Ch.10-451)			
7.	Are the commercial dryer vents installed to code? (Mechanical Uniform Code Sec. 504.3)			
8.	Is the property free of sewer discharge?			
9.	Notice to residents regarding 311 posted (Ch.10-155(2)(b))			
10.	Other Comments:			

Deficiencies noted in this section are violations which may not pose an immediate threat to life safety but will be addressed by inspectors by the issuance of a warning of violation and may include a specific time period for correction. Follow up inspections and/or referral to another City Department will be conducted to assure compliance.

Signature

Printed Name of Inspector

Date Completed