



INSPECTION REPORT: EXTERIOR CONDITON OF MULTI-FAMILY BUILDING

Name of Apartment Community: _____

Address: _____ Building # _____

Inspection Date: _____ Building Occupied? Yes No Building Occupancy Date: _____

Certified Building Inspector (print name): _____

Signature: _____ Phone: _____

No.	Minimum Standards for Dwellings	Y	N	N/A	Action Required for Compliance
1	Exterior property and premises is maintained in a clean, safe and sanitary condition free of garbage, rubbish and insect and rodent infestation.				
2	Exterior property and premises is graded and maintained to prevent erosion of soil and accumulation of stagnant water.				
3	Exterior stairs, walkways, sidewalks, driveways, parking spaces and similar areas are maintained in a proper state of repair, free from hazardous conditions.				
4	Exterior property and premises are maintained free from weeds or other plant growth in excess of that allowed by City Ordinance.				
5	Exterior property and premises are free from any accessory structures disallowed by City Ordinance.				
6	Exterior property and premises is free of any inoperable or unlicensed motor vehicles parked, kept or stored.				
7	Exterior property and premises is free of any vehicle in a state of major disassembly or repair.				

No.	Minimum Standards for Dwellings	Y	N	N/A	Action Required for Compliance
10	Exterior property and premises is free from any damage, mutilation, defacement or other such marking, carving or graffiti.				
11	Building is free of overcrowded occupancy condition.				
12	Building exterior is free of structural deterioration or neglect as defined by Code.				
13	Building siding or other exterior cladding is maintained in good repair in a weather-resistant, water-tight condition.				
14	Building foundations, exterior walls and roofing components are maintained in sound repair and exhibit no holes, cracks, breaks, loose or deteriorated materials, signs of fatigue or other structural defects.				
15	Exterior stairs, decks, porches, balconies and any similar appurtenance attached thereto, including guards and handrails, are structurally sound, properly anchored, properly supported and otherwise properly installed in a Code-Compliant condition.				
16	All building exterior surfaces are maintained in good repair and protected from the elements and decay by means of paint, protective covering or other Code-Compliant protective treatment.				
17	Building has approved identification on the exterior placed in a position so as to be plainly visible and legible from the street, road or drive fronting the building.				
18	Building exterior windows are maintained in sound, weather-tight condition free from cracks, breaks and missing glazing components.				

No.	Minimum Standards for Dwellings	Y	N	N/A	Action Required for Compliance
19	Operable exterior windows are provided with insect screens.				
20	Exterior doors are maintained in sound, weather-tight, and operable condition free from damages and deterioration.				
21	All exterior doors and windows, where required, are provided with operable locking mechanisms to provide security for the occupants and property within.				
22	Exterior property and premises is free from open wiring, wiring splices, enclosures and raceways with unsealed openings and the like, not installed or maintained in an approved, listed manner.				
23	Exterior electrical equipment installations on the premises are solidly mounted, are provided with minimum working clearances and minimum safety clearances for overhead wiring and service systems.				
24	Exterior receptacle outlets and lighting fixtures are provided with all required covers and are maintained in good operable order.				
25	Exterior air conditioning equipment and other such mechanical apparatus is installed and maintained as intended by the manufacturer of the equipment.				
26	Exterior refrigerant piping and ductwork is insulated as required and maintained in good repair.				
27	Condensate discharge is properly conveyed so as to not produce standing water or constitute a nuisance as defined by Code.				

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28	Mechanical exhaust and venting systems are properly terminated and maintained at the exterior as required by Code.				
29	Exterior fuel gas service and piping systems are installed as required by applicable Code and maintained in good repair with required working clearances around meters and other such equipment.				
30	Exterior gutters and downspouts are installed and maintained so as to convey storm water drainage away from the foundation and discharge in a manner that causes no damage to the premises.				
31	Swimming pools are maintained in a clean, safe and sanitary condition and have current inspection and permit from the Department of Public Health.				
32	Swimming pools have compliant enclosure installed and maintained, as well as compliant gates, latches and any required alarms installed and maintained in good, safe, operable condition.				
33	Any required fire hydrants are installed and properly located on the premises, are maintained in good, operable condition, and have current inspection and testing documentation available.				
34	Any installed sprinkler system and/or fire extinguisher is properly located, maintained and has current inspection/testing documentation available.				
35	Any installed fire alarm system is properly installed, maintained and has current inspection/testing documentation available.				

No.	Minimum Standards for Dwellings	Y	N	N/A	Action Required for Compliance
36	Required fire and emergency vehicle access to the building is maintained in an open, unobstructed manner and fire lanes/no parking zones are marked and maintained.				
37	Knox Box is provided and maintained for Fire Department access at any security gate or door to the premises.				
38	Any dumpster provided for the disposal of garbage and rubbish is enclosed and maintained per City Ordinance.				