



# 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
*Occupancy Permit (110.1 Building Code)			
*If No Occupancy Permit – Red Tag Posted			
Sign Permit (4607 Sign Code)			
Pool Permit (43-21A City Code)			
Combustible Waste Storage Permit (105.6 Fire Code)			
Backflow Certification Test (Sec. 603.3 Plumbing Code )			
Boiler permit (123.0 Mech Code)			
Proof of Gas Test (1201.1 Plumbing Code)			

## Part B: Habitability (Summary)

### "Material risk to the physical safety or health of the building's tenants"

	YES*	NO	N/A
Significant risk of structural failure(s)?			
Significant electrical hazard(s)?			
Significant risk from plumbing violations?			
Significant risk from mechanical violations?			
Significant swimming pool violations			

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.	Maintain floors, supporting walls, stairways, ceilings, and all supporting structural members not in a safe and sound condition. (Ch. 10, Sec. 10-363(c)(2), 10-363(c)(5), 10-363(c)(6)).			
2.	Chimney flue or vent attachment, leaning or pieces missing, major roof leaks, reasonably likely to constitute a health or safety hazard. (Ch. 10, Sec. 10-363(c)(8)).			
3.	Provide and maintain stairs (inside and outside), risers, railings, balconies and handrails for stairways, ramps, balconies, and porches more than 30 inches above grade not structurally sound/properly supported, missing slats/posts, improperly attached (Ch. 10, Sec. 10-363(c)(3), 10-363(c)(6), 10-363(c)(9)).			
4.	Broken/missing windows and/or unsecured abandoned units (Ch. 10, Sec. 10-363(b)(4))			
5.	Exterior siding and trim are not in reasonably good condition and allow exposure of substructure to elements. (Ch. 10, Sec. 10-363(c)(1), Sec. 10-363(c)(4), Sec. 10-363(b)(3))			
6.	Site map, building signage, end of building numbering not present (Ch. 10, Sec. 10-213, Sec. 10-213.1)			
7.	Other			
	Comments:			

	<b>*Electrical</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
1.	Proper grounding and bonding missing (Ch. 10, Sec. 10-371(a)(6)), all wiring shall comply with the National Electrical Code.			
2.	J boxes covers, gutter covers, dead fronts, and a/c covers missing or damaged (Ch. 10, Sec. 10-371(a)(6)), all wiring shall comply with the National Electrical Code.			
3.	Presence of open wiring, open splices, exposed wiring, accessible parts that can be energized (Ch. 10, Sec. 10-371(a)(6)), all wiring shall comply with the National Electrical Code.			
4.	Dead fronts missing (Ch. 10, Sec. 10-371(a)(6))			
5.	Meter banks, conduits and panels are not rigidly and securely fastened in place (Ch. 10, Sec. 10-371(a)(6)), all wiring shall comply with the National Electrical Code.			
6.	Connection to electrical source is not supplied (Ch. 10, Sec. 10-371(a)(6). (Ch. 10, Sec. 10-363(d)(10)(11)(12)), all wiring shall comply with the National Electrical Code.			
7.	Electrical diversion violations (Ch. 10, Sec. 10-371(a) (6)), all wiring shall comply with the National Electrical Code. *Depends upon damage to electrical system.			
8.	Other			
	Comments:			

	<b>*Plumbing</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
1.	Missing, broken, or incorrect clean out plugs. (Ch. 10, Sec. 10-371(a)(7))			
2.	Inadequate combustion air for water heaters and dryers (Ch. 10, Sec. 371(a)(7))			
3.	Inadequate clearance to combustibles for flue pipe for boiler/furnace (Ch. 10, Sec. 371(a)(7)).			
4.	T & P valves do not operate properly and/or drain to an unapproved location (Ch. 10, Sec. 10-371(a)(7))			
5.	Inoperable plumbing fixtures and/or not capped to code (Ch. 10, Sec. 10-371(a)(7)).			
6.	No potable water (Ch. 10, Sec. 10-363(d)(3))			
7.	Broken sanitary sewer line (Ch. 10, Sec. 10-363(d)(1)(2))			
8.	Broken potable water line (Ch. 10, Sec. 10-363(d)(3))			
9.	Other			
	Comments:			

	<b>Swimming Pools</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>
1.	Pool fencing not installed or gaps in and under primary fence – greater than 4 inches (Ch. 43, Sec. 43-33(a)(2))			
2.	Missing latch on pool side of gate (Ch. 43, Sec. 43-33(a)(2))			
3.	Self-closing, self-latching gates are not installed or are not working (Ch. 43, Sec. 43-33(a)(1)(2))			
4.	Primary enclosure height is less than 48 inches Ch. 43, Sec. 43-33(a)(2))			
5.	Water is not clear and/or main drain is not visible (Ch. 43, Sec. 43-5(1))			
6.	No presence of Shepherd Hook, throwing rope or device (As 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.	Extensive coverage of Graffiti (Ch. 10, Sec. 10-542)			
2.	Dumpster not screened from public view of right of way to which building addressed (Ch. 39, Article VI Sec. 39-101(a))			
3.	Rotten siding, soffit, fascia (Ch. 10, Sec. 10-363(c)(4))			
4.	Open storage of dead trees, trash, refuse, glass or building materials, inoperable appliances, motor vehicle or boat (Ch. 10, Sec. 10-361(d))			
5.	Eliminate any unprotected hole, open excavation, sharp protrusion from ground or walls (Ch. 10, Sec. 10-363(b)(1))			
6.	Securely cover any grease traps in service (Ch. 10, Sec. 10-363(b)(2))			
7.	Remove dead trees, limbs and other debris (Ch. 10, Sec. 10-363(b)(3))			
8.	Protect exterior surfaces from decay by application of protective coating (Ch. 10, Sec. 10-363(c)(1))			
9.	Fill any unprotected or enclosed hollow masonry piers foundation holes (Ch. 10, Sec. 10-363(c)(2))			
10.	Maintain a building intended for human occupancy and an accessory building to a building intended for human occupancy in a weatherproof condition (Ch. 10, Sec. 10-363(c)(4))			
11.	Maintain all fences and accessory structures, in a structurally sound condition (Ch. 10, Sec. 10-363(c)(11))			
12.	Maintain the interior of a vacant building or portion of a vacant building free from rubbish and garbage (Ch. 10, Sec. 10-363(e)(3))			
13.	Take effective action to substantially eliminate insects, rodents, ectoparasites or other pests (Ch. 10, Sec. 10-363(e)(1))			
14.	Maintain grass no more than 9 inches (Ch. 10, Sec. 10-451(b)(10))			
15.	Commercial dryer vents not installed to code (Ordinance 2010-847 Mechanical Uniform Code Sec. 504.3)			
16.	Abandoned A/C units on site (Ch. 10, Sec. 10-343(13))			
17.	Violation(s) of Federal Clean Water Act regarding sewage discharge.			
18.	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