



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)	<input type="checkbox"/>	<input type="checkbox"/>	
*If No Occupancy Permit – 10 Day Letter Issued	<input type="checkbox"/>	<input type="checkbox"/>	
Sign Permit (4607 Sign Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Permit (43-21A City Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Combustible Waste Storage Permit (105.6 Fire Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Backflow Certification Test (Sec. 603.3 Plumbing Code)	<input type="checkbox"/>	<input type="checkbox"/>	
Boiler permit (123.0 Mech Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Proof of Gas Test (1201.1 Plumbing Code)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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)?	<input type="checkbox"/>	<input type="checkbox"/>	
Significant electrical hazard(s)?	<input type="checkbox"/>	<input type="checkbox"/>	
Significant risk from plumbing violations?	<input type="checkbox"/>	<input type="checkbox"/>	
Significant risk from mechanical violations?	<input type="checkbox"/>	<input type="checkbox"/>	
Significant swimming pool violations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.	Major foundation faults with excessive exposure to moisture or are structurally unsound (Ch. 10, Sec. 10-343(c)(5), Sec. 10-343(c)(7))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Excessive load of roof; compromise to rafters; chimney leaning or pieces missing, major roof leaks (Ch. 10, Sec. 10-343(c)(8), Sec. 10-361(a)(4))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Stairs, risers, railings and balconies are obstructed, not structurally sound/properly supported, missing slats/posts, improperly attached (Ch. 10, Sec. 10-343(c)(3), 10-343(c)(5), 10-343(c)(6), 10-343(c)(9))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Broken/missing windows and/or unsecured abandoned units (Ch. 10, Sec. 10-343(b)(4))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Exterior siding and trim are not in reasonably good condition and allow exposure of substructure to elements. (Ch. 10, Sec. 10-343(c)(1), Sec. 10-343(c)(4), Sec. 10-361(a)(2))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Site map, building signage, end of building numbering not present (Ch. 10, Sec. 10-212)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comments:			

	*Electrical	YES	NO	N/A
1.	Proper grounding and bonding missing (Ch. 10, Sec. 10-361(a)(7))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	J boxes covers, gutter covers, dead fronts, and A/C covers missing or damaged (Ch. 10, Sec. 10-361(a))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Presence of open wiring, open splices, exposed wiring, accessible parts that can be energized (Ch. 10, Sec. 10-361(a)(7))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Dead fronts missing (Ch. 10, Sec. 10-361(a)(7))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Meter banks, conduits and panels are not rigidly and securely fastened in place (Ch. 10, Sec. 10-316(a)(7))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Connection to electrical source is not supplied (Ch. 10, Sec. 10-343(d)(9), Sec. 10-343(10))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Electrical diversion violations (Ch. 10, Sec. 10-361(a)(7)) *Depends upon damage to electrical system.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Other			
	Comments:			

	*Plumbing	YES	NO	N/A
1.	Missing, broken, or incorrect clean out plugs. (Ch. 10, Sec. 10-343(d)(1))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Inadequate combustion air for water heaters and dryers (Ch. 10, Sec. 343(d)(4))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Inadequate clearance to combustibles for flue pipe for boiler/furnace (Ch. 10, Sec. 343(d)(4)), Sec. 10-343(d)(7))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	T & P valves do not operate properly and/or drain to an unapproved location (Ch. 10, Sec. 10-343(d)(4))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Inoperable plumbing fixtures and/or not capped to code (Ch. 10, Sec. 10-343(d)(5), Sec. 10-343(d)(6))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	No potable water (Sec. 10-343(d)(3))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Broken sanitary sewer line (Ch. 10, Sec. 10-343(d)(1))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Broken potable water line (Ch. 10, Sec. 10-343(d)(3))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Comments:			

	Swimming Pools	YES	NO	N/A
1.	Pool fencing not installed or gaps in and under primary fence – greater than 4 inches (CC. 43-19(c))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Missing latch on pool side of gate (CC. 43-19(b))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Self-closing, self-latching gates are not installed or are not working (CC. 43-19(b))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Primary enclosure height is less than 48 inches (CC. 43-19(b))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Water is not clear and/or main drain is not visible (CC. 43-20(e)2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	No presence of Shepherd Hook, throwing rope or device (State Requirements CC. 43-20(b))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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. 10-361(a)(8))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.	Dumpster Screening – screened from public view of right of way to which building addressed (Article VI Sec. 39-101)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3.	Rotten siding, soffit, fascia (Ch. 10, Sec. 10-343(c)(4))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4.	Open storage of dead trees, trash, refuse, glass or building materials, inoperable appliances, motor vehicle or boat (Ch. 10, Sec. 10-341(e))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5.	Eliminate any unprotected hole, open excavation, sharp protrusion from ground or walls (Ch. 10, Sec. 10-343(b)(1))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6.	Securely cover any grease traps in service (Ch. 10, Sec. 10-343(b)(2))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7.	Remove dead trees, limbs and other debris (Ch. 10, Sec. 10-343(b)(3))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8.	Protect exterior surfaces from decay by application of protective coating (Ch. 10, Sec. 10-343(c)(1))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9.	Fill any unprotected or enclosed hollow masonry piers foundation holes (Ch. 10, Sec. 10-343(c)(2))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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. 10-343(c)(4))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.	Maintain all fences and accessory structures, in a structurally sound condition (Ch. 10, Sec. 10-343(c)(11))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12.	Maintain the interior of a vacant building or portion of a vacant building free from rubbish and garbage (Ch. 10, Sec. 10-343(e)(3))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13.	Take effective action to substantially eliminate insects, rodents, ectoparasites or other pests (Ch. 10, Sec. 10-343(e)(1))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14.	Maintain grass no more than 9 inches (Ch. 10, Sec. 10-451(b)(10))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15.	Commercial dryer vents not installed to code (Ch. 10, Sec. 10-343(c)(8))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16.	Abandoned A/C units on site (Ch. 10, Sec. 10-341(e))	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17.	Violation(s) of Federal Clean Water Act regarding sewage discharge.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18.	Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	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 with a specific time period for correction. Follow up inspections and/or referral to another City Department will be conducted to assure compliance.

Within thirty days of the date of the Habitability Inspection, the Houston Fire Department shall conduct a Life Safety Inspection of the multi-family property.

Signature

Printed Name of Inspector

Date Completed