

# CITY OF FRANKFORT

Unit Occupied? Yes / No

## HOUSING INSPECTION REPORT

Insp. #

Address \*\*\*\*\*SAMPLE\*\*\*\*\* Apt. # \_\_\_\_\_ Date of Inspection: \_\_\_\_\_ Time: \_\_\_\_\_ AM / PM

Owner \_\_\_\_\_ Phone \_\_\_\_\_

Billing Address \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### Exterior Property Area

- No evidence of Public Nuisance. PMC 304.19, 305.8
- Exterior area is free of rubbish and garbage, tall weeds, and motor vehicles. PMC 306.1, 302.4, 302.10, 302.1
- Sidewalks and driveways are in good repair and free of hazardous conditions. PMC 302.3.1
- Accessory structures are in good condition. PMC 302.7

### Exterior Structure

- Exterior Painted surfaces are free of defective conditions such as excessive peeling. PMC 304.2
- Assigned street numbers are visible from the street & each unit of a multi-tenant structure. PMC 304.3
- Structural members are in sound condition including decorative features and overhangs. PMC 304.4, 304.8, 304.9, 304.11
- Foundation walls are free of open cracks and appear to be in sound condition. PMC 304.5
- Siding is free of holes, breaks, and loose or rotten materials. PMC 304.6
- Roof is in sound condition and does not appear to be leaking. PMC 304.7
- Exterior stairs, decks, porches, and balconies are free of hazardous conditions and are structurally sound. 304.11
- Window and door frames are in good condition and weather-tight. PMC 304.14
- Glazing is free of cracks and holes. PMC 304.14.1
- Openable windows are operable and will hold open positions. PMC 304.14.2
- Insect screens are provided for all habitable rooms. PMC 304.15 (required during insect season only)
- Doors and hardware are in good condition and operate easily. PMC 304.16

### Interior Structure

- Surfaces are clean and in good condition (no peeling paint, loose plaster, holes, and tears in floor covering). PMC 305.3
- Unit has minimum plumbing facilities in good working order, properly connected to an approved water supply & sewage system. (bathtub or shower, lavatory, kitchen sink, and water heater). PMC 502.1, 505.4, 505.1, 506.1
- Heating facilities are in good working order and properly vented if gas appliance. PMC 602.2.1
- Unit has minimum electrical facilities, maintained in a safe operating condition. (2 outlets per room, 1-laundry, 1-bathroom PMC 605.2)
- Light fixtures installed properly and where required. PMC 605.3
- Exit way is unobstructed and provides a safe passage to the exterior. PMC 702.1
- Handrails are installed on stairs with more than 4 risers and guard rails on surfaces more than 30 inches above finished floor/grade and in sound condition. PMC 305.7  interior  exterior
- Smoke detectors are installed in the immediate vicinity of the sleeping areas and one per floor, including basements. PMC 705.5
- Smoke detectors tested and working properly. PMC 705.6
- Unit appears to be free of insect and / or rodent infestation. PMC 307.1
- Unit complies with minimum area per occupant requirements of Table 404.5

### Items marked are in compliance.

### Items not marked are in violation and need to be corrected prior to rental

DISAPPROVED ON \_\_\_\_\_

INSPECTED BY: \_\_\_\_\_

APPROVED ON \_\_\_\_\_

Once approved by the Code Enforcement Officer, this shall be considered a "Certificate of Occupancy"

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_