

MULTI-FAMILY INSPECTION FORM		BUS. LIC. #	License Posted ACC 5.22.070A	<input type="checkbox"/> Yes <input type="checkbox"/> No 1 point
Address		Inspection Date		
Year Built	# Buildings	# Units		
Utilities Connected	<input type="checkbox"/> Yes <input type="checkbox"/> No	Occupied	<input type="checkbox"/> Yes <input type="checkbox"/> No	Rent Range
Training	<input type="checkbox"/> Signed Up	<input type="checkbox"/> Completed	<input type="checkbox"/> Not Completed	After Hours Phone
Owner		Manager		Management Company
Name		Name		Name
Email		Email		Email
Phone		Phone		Phone
Structure(s)				Total Category Points
Awnings IPMC 304.1.1 Unsafe Conditions #11; 304.9 Overhang Extensions <input type="checkbox"/> Torn <input type="checkbox"/> Stained <input type="checkbox"/> Rusty <input type="checkbox"/> Faded <input type="checkbox"/> Good Condition <input type="checkbox"/> Water or Wind Damaged <input type="checkbox"/> N/A 1 point	Overhangs IPMC 304.1.1 Unsafe Conditions #11; 304.9 Overhang Extensions <input type="checkbox"/> Rotted <input type="checkbox"/> Moss-covered <input type="checkbox"/> Rusty <input type="checkbox"/> Peeling <input type="checkbox"/> Stained <input type="checkbox"/> Faded <input type="checkbox"/> Good Condition 1 Point	Entry IPMC 702 Means of egress; 304.10 stairways, decks, porches and balconies <input type="checkbox"/> Obstructed <input type="checkbox"/> Dark <input type="checkbox"/> Not inviting <input type="checkbox"/> Appears dangerous <input type="checkbox"/> Well-lit <input type="checkbox"/> Clear pathway <input type="checkbox"/> Easy to identify 1 Point; 2 or more checked = 2 Points	Roof IPMC 304.1.1 Unsafe Conditions #8 <input type="checkbox"/> Rotted <input type="checkbox"/> Holes <input type="checkbox"/> Evidence of leaking <input type="checkbox"/> Loose shingles or tar paper <input type="checkbox"/> Moss/debris covered <input type="checkbox"/> Good <input type="checkbox"/> Uncertain 1 Point; 2 or more checked = 2 Points	
Downspouts/Gutters IPMC 304.7 Roofs and Drainage <input type="checkbox"/> Damaged <input type="checkbox"/> Missing <input type="checkbox"/> Standing water <input type="checkbox"/> Evidence of leaking <input type="checkbox"/> Unusual moisture <input type="checkbox"/> Uncertain <input type="checkbox"/> Good Condition 1 Point	Stairs/Handrails IPMC 304.1.1 Unsafe Conditions #12; 304.10 Stairways, Decks, Porches & Balconies; 304.12 Handrails <input type="checkbox"/> Unsafe condition <input type="checkbox"/> Rotted <input type="checkbox"/> Broken <input type="checkbox"/> Loose <input type="checkbox"/> Good Condition <input type="checkbox"/> N/A 1 Point; 2 or more checked = 2 Points	Doors/Windows IPMC 304.13 Windows, Skylights and Doorframes; 304.13.1 Glazing; 304.13.2 Openable Window; 304.15 Doors; 304.2 Protective Treatment; 304.18.2 Windows <input type="checkbox"/> Sweating <input type="checkbox"/> Broken <input type="checkbox"/> Not energy efficient <input type="checkbox"/> Potential/Actual Leaking <input type="checkbox"/> Boarded <input type="checkbox"/> Plastic covered <input type="checkbox"/> Dirty <input type="checkbox"/> Good condition Duration of boarding or plastic covered? _____ temp fix vs. long term solution 1 Point; 2 or more checked = 2 Points	Finish IPMC 304.1 General; 304.2 Protective Treatment; 304.6 Exterior Walls <input type="checkbox"/> Brick <input type="checkbox"/> Tile <input type="checkbox"/> Stucco <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Excellent (inviting, feels safe, flawless/pristine exterior, vibrant, commands a presence) <input type="checkbox"/> Good (nice building, needs a touch up) <input type="checkbox"/> Fair (weathered, needs a face lift) 1 point <input type="checkbox"/> Poor/Distressed (needs a make-over or repair, derelict) 2 points	
Exterior Paint IPMC 304.1 General; 304.2 Protective Treatment; 304.6 Exterior Walls <input type="checkbox"/> Chipped <input type="checkbox"/> Peeling <input type="checkbox"/> Faded <input type="checkbox"/> Good Condition 1 Point	Rust on Metal IPMC 304.2 Protective Treatment <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A 1 Point	Chimney/Fireplace IPMC 304.11 Chimneys and towers <input type="checkbox"/> Unsafe condition <input type="checkbox"/> Rotted <input type="checkbox"/> Broken <input type="checkbox"/> Loose <input type="checkbox"/> Good Condition <input type="checkbox"/> N/A 1 Point	Lighting acceptable ACC 18.55 <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Condition uncertain 1 Point	
License Current ACC 5.10 and ACC 5.22 <input type="checkbox"/> Yes <input type="checkbox"/> No 1 Point	Graffiti IPMC 302.9 Defacement of Property; ACC 8.13 Graffiti Removal <input type="checkbox"/> Yes <input type="checkbox"/> No 1 Point If yes, location and content _____ _____			

Exterior Property			Total Category Points
First Impression/Curb Appeal IPMC 301.1 Scope; 301.2 Responsibility	<input type="checkbox"/> Excellent (inviting, feels safe, flawless/pristine exterior, vibrant, commands a presence) <input type="checkbox"/> Good (nice building, interesting signage, needs a touch up, sterile) <input type="checkbox"/> Fair (weathered, needs a face lift) 1 point <input type="checkbox"/> Poor (needs a make-over, derelict) 2 points	Sidewalks/Pavement IPMC 302.3 Sidewalks and Driveways	<input type="checkbox"/> Excellent (pristine condition, fresh paint, stalls well marked, sidewalks level and ADA compliant) <input type="checkbox"/> Good (some cracking, paint needs touch up) <input type="checkbox"/> Fair (aged, paint weathered, uneven, grass/weeds growing through cracks) 1 point <input type="checkbox"/> Poor (potholes, stalls not clearly marked, sidewalk presents a trip hazard) 2 points
Landscaping/Vegetation well maintained IPMC 302.4 Weeds; ACC 8.20 Vegetation; ACC 18.52.050 Parking Design Standards	<input type="checkbox"/> Yes <input type="checkbox"/> No (vegetation overgrown, weeds present, muddy) <input type="checkbox"/> Within acceptable limits for season/time of year (dormant) <input type="checkbox"/> Minimal or None <input type="checkbox"/> Vehicles parked on unimproved surface 1 point each	Fencing IPMC 302.7 Accessory Structures	<input type="checkbox"/> Yes <input type="checkbox"/> No Condition: <input type="checkbox"/> Excellent (pristine condition, fresh paint) <input type="checkbox"/> Good (some cracking, paint needs touch up) <input type="checkbox"/> Fair (aged, paint weathered, uneven, missing elements) <input type="checkbox"/> Poor (needs to be replaced) 1 point
Junk/Litter/Debris IPMC 304.1 Exterior Structure; ACC 8.12 Public Nuisance; ACC 8.14 Junk and Inoperable Vehicles	Trash, litter, junk & debris <input type="checkbox"/> Yes <input type="checkbox"/> No Excessive exterior storage <input type="checkbox"/> Yes <input type="checkbox"/> No Inoperable vehicles <input type="checkbox"/> Yes <input type="checkbox"/> No Notes: 1 Point; 2 or more checked = 2 Points	Marketing Signs ACC 18.56 Signs	<input type="checkbox"/> Excellent (inviting, flawless/pristine condition, vibrant, commands a presence) <input type="checkbox"/> Good (interesting signage, needs a touch up, sterile) <input type="checkbox"/> Fair (weathered, needs a face lift) 1 point <input type="checkbox"/> Poor (needs a make-over, derelict) 2 points <input type="checkbox"/> N/A
Portable Signs ACC 18.56 Signs & IPMC 304.3	<input type="checkbox"/> Yes <input type="checkbox"/> No Number: _____ Type: _____ Permit Stickers Present: <input type="checkbox"/> Yes <input type="checkbox"/> No (If No, contact Gary Yao at 253-288-4301, provide app and info)		
Other			Total Category Points
Firelanes ACC 10.36 Access-Fire Lane Identification	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A 1 point FIRE LANE OBSTRUCTED CALL PARKING ENFORCEMENT 253-288-2121	Hydrants Unobstructed ACC 13.12.035 ; ACC 18.31.020; IFC 5.7.5.4 Obstruction	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A 1 point
3+ Story Buildings IFC 1103.4 Interior Vertical Openings	<input type="checkbox"/> Yes (Notify VRFA) <input type="checkbox"/> No	5+ Story Buildings IFC 1103.6.1 Standpipe Requirements	<input type="checkbox"/> Yes (Notify VRFA) <input type="checkbox"/> No
Permanent Signs/Addressing ACC 15.52 Building numbering; 18.56 Signs; IPMC 304.3 Premise identification	Present <input type="checkbox"/> Yes <input type="checkbox"/> No Visible <input type="checkbox"/> Yes <input type="checkbox"/> No Contrasting <input type="checkbox"/> Yes <input type="checkbox"/> No 1 Point; 2 or more checked = 2 Points	Open Code Enforcement Cases and Police Activity ACC 5.22	Verified code complaints in last 12 months: <input type="checkbox"/> Yes <input type="checkbox"/> No Number _____ (1 point each) Referred by PD/CRT <input type="checkbox"/> Yes <input type="checkbox"/> No 3 points
			Total Points