



Property Inspections

Tips to inspect your own property

City of Austin codes protect the public's health and safety. Codes regulate proper property upkeep, land use and building conditions. What can you do to make sure your property stays safe? 🏠 Here are tips to help inspect your own property:

Inside

Doors—are all doors working properly and in good repair? Make sure there's no damage to the door jambs, hardware, weather stripping, or protective treatment.

Window—are all window panes in place and unbroken? Are the window locks working? Windows should be weather tight with no breezes or moisture coming through. If used as an emergency exit, make sure it can open and is unobstructed.

Walls, floors, & ceilings—are they in good condition? Make sure there are no cracks, holes, gaps, trip hazards, or damage to these surfaces.

Electrical—Check your light switches and outlets to see if they are working and in good repair. Make sure there is no exposed or damaged wiring.

Sink, toilet, tub, & shower—are the faucets and fixtures working correctly? Is there sufficient water pressure? Check that the water gets hot enough – it should be able to reach 110 degrees Fahrenheit after three minutes of running.

Appliances & cabinets—are they damaged, inoperable, or missing parts?

HVAC system—can it heat the room to at least 68 degrees Fahrenheit? Make sure the exhaust pipe is properly connected and the area is kept clear.

Fire protection—Are the smoke and carbon monoxide alarms working? Make sure there is a working alarm in your bedroom and at least one alarm in the common area.

Water heater—Is there sufficient water pressure? Make sure that water can get up to 110 degrees Fahrenheit (after three minutes running) and keep the area clear.

Infestation—Look for signs of rodents, bed bugs, roaches, fleas, bees, or other pests.

Outside

Stairway–are the treads in good repair and secure? Check for trip hazards and an appropriate stair riser (or step height) on the stairs.

Balcony, deck, porch, patio, & landing–are the walking surfaces in good repair, smooth, and undamaged? Make sure support systems are anchored and functional.

Handrails & guardrails–are they in good repair and secure? Check that the rails are not cracked, loose, missing, incorrectly spaced, or lacking protective treatment.

Walls–are they in good condition? Make sure there is no damage and they have the proper trim, protective treatment, and remain weather tight to protect the inside.

Electrical fixtures–are they in good repair? Make sure any wiring is covered up.

Plumbing–is there a backflow preventer installed on the hose bib? Is there leaking? Check the clean-out covers and piping.

Roof–is the roof covering, soffit, and fascia all intact and in good repair? Make sure there are no leaks in the rain gutters or downspouts.

Fences, walls, sidewalks, parking surfaces & carports–Are they in good repair and undamaged? Check for potholes, trip hazards, and uneven walking surfaces.

Trash–Is there trash and rubbish around the property, overflowing dumpsters? Check if there is old furniture, tires or junk outside of the dumpster.

Keep in mind that this is not a full comprehensive list of potential code issues, rather these are some common issues that code inspectors check for during an inspection.

Learn more at [AustinTexas.gov/Code](https://austintexas.gov/Code).

If you have questions, please contact **Code Connect** at **512-974-2633 (CODE)**

The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. For assistance please contact (512) 974-9191 or Relay Texas 7-1-1.