



**CITY OF MEADOWS PLACE
OCCUPANCY/RENTAL INSPECTION FORM**

Appointment times are Monday through Friday between the hours of 9:30 A.M. and 1:00 P.M.

Appointment Time: _____ Appointment Date: _____ Requirement Sheet Provided

() Owner () Renter () Realtor

Property Address: _____

Contact Name: _____ Phone: _____

E-Mail Address: _____

Recycling Bin: Yes ___ No ___ Alarm System: Yes ___ No ___ Alarm Permit Application: Yes ___ No ___

Interior:

- _____ Water On
- _____ Electric On
- _____ Electrical Switches & Plugs Covered
- _____ Conditioned Living Space – Sealed
- _____ Fire Place Operable (Gas: Yes ___ No ___)
- _____ Stove Vent Operable
- _____ All Sinks Operable (No leaks detected in the plumbing)
- _____ All Water Closets Operable (No Cross Connections/No Leaks)
- _____ Showers, Tubs, and Sinks Sealed
- _____ Water Heater (Electric or Gas) – Gas must be 18” Above Garage Floor
- _____ Smoke Alarms – Each Sleeping Room, any Sleeping Area & Hallways in Immediate Area of Sleeping

Exterior:

- _____ Vacuum Breaker on All Outside Faucets
- _____ Visible Sewer Cleanout Cap
- _____ Brick Stucco Other _____
- _____ Condition of Roof _____
- _____ Outside Condition of Lot and House _____
- _____ Driveway – Crack/Deviation/Separation Greater than 2” Yes ___ No ___ If yes, acceptable repair date _____
- _____ Sidewalk _____

<u>OUTCOME:</u>	NO SHOW	PASS	FAIL
Required Repairs:	Must be Completed By: _____		

Recommendations:	_____		

Inspected By: _____	Date: _____		
Inspector Signature: _____	Date: _____		

RE-INSPECTION DATE: _____ **PASS FAIL**



One Troyan Drive, Meadows Place, Texas 77477
Permit Department 281- 983-2932 (9am-4pm M-F)
Fax Number 281- 983-2940\
Email: permits@cityofmeadowsplace.org

Occupancy Inspection / City Ordinance 84-045

An Occupancy Permit must be obtained **prior** to move in. In order for a home to pass an occupancy inspection, the home **must** have the following hardware and comply with the International Residential Building Code 2006:

1. **Vacuum Breaker's** on all outside faucets. Must be brass. (Can be purchased at a hardware store.)
2. **Smoke Alarms**- One in each sleeping room. Outside of each sleeping area in the immediate vicinity of the bedrooms (hallway) and also in living room and den. (Can be purchased at a hardware store)
3. **Plumbing**- No cross connections. All plumbing fixtures must operate according to manufactures specifications.
4. **Showers & Tubs**- Must be caulked and sealed.
5. **Gas Water Heaters**- All gas water heaters located in the garage must be 18" above ground.

If a home does not pass the inspection, the owner will be given an appropriate amount of time to make the necessary repairs for compliance. Non-compliance will result in water service being disconnected until the repairs are made and a Certificate of Occupancy has been obtained.

The fee for an Occupancy Permit is \$75.00. If a re-inspection is required, the fee for the first re-inspection is \$75.00. Any additional re-inspections will be charged at \$50.00 each. No shows will be considered as a re-inspection. If you must cancel your appointment, 24 hour notice is required to avoid additional fees.

In addition to the above mentioned requirements, the inspector will check the following:

- All plumbing including, toilets, sinks, showers, tubs, water heater & exhaust fans.
- Electrical switches and plug cover plates.
- Conditioned living spaces sealed.
- Fireplace operable.
- Stove vent operable and vented to outside
- Test all smoke alarms.
- Condition of roof.
- Outside condition of lot and home.