



NEWNAN
GEORGIA

CONDITION INSPECTION REPORT

Name of the Apartment Community: _____

Address: _____ Apt. # _____ Occupied? Yes__ No __

Inspection Date: _____

Certified Building Inspectors Name

(Print): _____ Unit #: _____

No	Minimum Standards for Basic Equipment & Facilities Units are evaluated per code applicable at build, published local/state updates, or industry wide life-safety standards.	PASS	FAIL	Action Required for Compliance
				Identify deficiency & location in unit to facilitate repairs.
1	Address number for unit(s) is posted in plain view: a) Street address on complex's monuments sign b) Identify each building by number, letter (or description if Office, Clubhouse, Storage, etc.) c) Each dwelling unit's ID (number or letter) must clearly visible. ALL of the above must be quickly & readily visible, without a search struggle.			
2	Interior and exterior doors are not ill-fitting; frames and hardware in good condition and operate properly; privacy locks are provided for bathroom(s).			
3	Interior floors, walls and ceiling kept in good repair. Structurally sound and in sanitary condition			
4	Windows, 8% glazing of floor space for light and ventilation, 45% shall be operable with screens if no air conditioning. Windows shall be in good repair and rodent proof, no open cracks or holes.			
5	Stairs, landings, balconies, decks and porches are maintained in sound condition and good repair; interior and exterior railings and handrails are properly secured and in good repair.			
6	Bathroom(s) have operable bath fan in good condition or window.			
7	Plumbing facilities including kitchen sink, lavatory, tub or shower, and water closet(s), are clean and sanitary and are in good working order.			
8	Water heating equipment is operational, in good repair and hot water is supplied to bathroom and kitchen fixtures.			

9	Operational smoke detectors located on the ceiling or wall outside each sleeping area in the immediate vicinity of bedrooms; & inside each room used for sleeping purpose where sprinklers are not installed. All detectors must have battery backup and detectors not hard-wired must be replaced with 10 year tamper proof batteries.			
10	Electrical in good working order with proper covers, no exposed wiring, light fixtures in good working order.			
11	Heating facilities are in good working order. No gas burning appliances are located in bedrooms.			
12	Evidence of roaches, insects and rodents, not observed in unit or in shared, public or exterior areas: (Note: extermination is required prior to re-leasing a vacant unit).			
13	A safe, continuous and unobstructed path of travel shall be provided from any point in the unit or structure to the public way. Means of egress shall comply with the International Fire Code.			
14	Updated fire extinguishers 2A-10BC or greater with current inspection tag are located in the common hallways within 75' of the entrance doors to all units on the same floor; or located inside individual units.			
15	Units maintained with no excessive trash rubbish or stored items. No excessive damage, abuse, or negligence contributing to decline in unit function as designed.			
16	No over-occupancy or change in unit configuration to increase occupancy.			
17	No charcoal burners, LP gas over nominal 1 lb capacity, or other open flame cooking device used on balcony not equipped with a sprinkler. No LP storage tank over nominal 1 lb capacity, flammable liquid storage tank, gas powered tool or vehicle stored in unit.			
18	Every unit not serviced by a sprinkler system is equipped with an NSF certified automatic fire suppression device located in the vent hood or open area above stove or cooking range; beginning November 1, 2020			
19	Light for common halls & stairways at least one 60 watt incandescent bulb or equivalent per 200 sq. ft. of floor or stairs. Light fixture to be "whole".			