



# Code Services

A division of the  
**Manhattan Fire Department**

Scott French, Fire Chief

2000 Denison Ave. ♦ Manhattan, KS 66502 ♦ 785-587-4504 ♦ Code Services 785-587-4506 ♦ Emergency Dial 911

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## Exterior Property Inspection Check List

Property Address \_\_\_\_\_ Date of Inspection \_\_\_\_\_

- \_\_\_ **Address posted** - Minimum 4 inch numbers (alpha or numeric), contrasting background, visible from the designated street
- \_\_\_ **Exterior electrical wiring and equipment** – Maintained in good repair and free from deterioration. Items such as cracked and missing insulation, unprotected wiring, unsupported wiring and damage or deterioration of boxes and conduits constitute code violations.
- \_\_\_ **Chimneys and fuel burning appliance vents** – In good condition, supported and extended above the adjacent roofline.
- \_\_\_ **Siding and exterior walls** – All exterior surfaces maintained in good condition. No rotted wood, holes, excessive peeling, flaking and chipped paint.
- \_\_\_ **Doors/windows** – In good condition, free of deterioration. No broken glass/boarded windows.
- \_\_\_ **Stairs, decks, porches and balconies**- Every exterior stairway, deck, porch and balcony shall be maintained structurally sound, in good repair with proper anchorage and support. Handrails required on stairs with more than 4 risers. Guardrails required on walking surfaces 30” above ground and greater.
- \_\_\_ **Insect Screens** - April 1 to Dec. 1, windows and other outside opening required for ventilation of habitable rooms shall be supplied with approved tightly fitting screens, self-closing device in good working condition.
- \_\_\_ **Foundation** – All foundation walls plumb and free from open cracks and breaks and shall be kept in such condition as to prevent the entry of rodents and other pests.
- \_\_\_ **Roof, drains, and gutters** – The roof and flashing shall be sound and not admit rain. Roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions.
- \_\_\_ **Accessory structures** – Roofs, walls and foundations maintained structurally sound and in good repair, free of missing roofing, wall covering broken doors or glass or other similar conditions. Fences in good repair. No graffiti or defacement of exterior surfaces.

### The following items will be inspected but will not be used to determine number of violations for the purposes of an interior inspection

- \_\_\_ **Weeds and Tall Grass** – Maximum of 12 inches high.
- \_\_\_ **Fences** - Walls and fences shall be maintained in good condition.
- \_\_\_ **Trash or debris** – Must be stored inside of a covered container and behind the front yard setback or inside.
- \_\_\_ **Parking** – Not permitted on the grass in the front yard.
- \_\_\_ **Inoperable vehicles**: No parking or storage on the property unless it is enclosed in a garage or other building (tags not current, no tag, flat or missing tires, etc).
- \_\_\_ **Outdoor storage** – Prohibited items: appliances, furniture or items not manufactured for outdoor use, any item in disrepair, accumulation of yard waste.
- \_\_\_ **Swimming pools and hot tubs** – Properly enclosed with compliant fencing or covered with an approved cover. No stagnant water.