



## INSPECTION WORKSHEET (ICODE-STR-029275-2024) FOR CITY OF BROKEN ARROW

<b>Case Number:</b>	STRPROP-012173-2024	<b>Case Module:</b>	Code Case
<b>Inspection Date:</b>	01/19/2024	<b>Inspection Status:</b>	Property in Compliance
<b>Inspector:</b>	Valerie Holbrook	<b>Inspection Type:</b>	STR Property Maintenance Inspection
<b>Job Address:</b>	204 W Pittsburg Pl Broken Arrow, OK 74012	<b>Parcel Number:</b>	78480841400080

<b>Contact Type</b>	<b>Company Name</b>	<b>Name</b>
Owner		ADAM MAKIN

Checklist Item	Results	Comments
Premises Identification - Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches in height with a minimum stroke width of 0.5 inch.	Pass	
Protective Treatment - Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks, and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated, and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors, and skylights, shall be maintained weather resistant and watertight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.	Pass	
Structural Members - Structural members are maintained free from deterioration, and capable of safely supporting the imposed dead and live loads.	Pass	
Foundation Walls - Foundation walls are maintained plumb and free from open cracks and breaks and kept in such condition to prevent the entry of rodents and other pests.	Pass	
Exterior Walls - Exterior walls are free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.	Pass	
Roofs and Drainage - The roof and/or flashing are sound, tight and may have defects that admit rain.	Pass	

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Checklist Item	Results	Comments
Stairways, Decks, Porches, and Balconies - Exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, are maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.	Pass	
Handrails and Guards - Handrails and guards are firmly fastened and capable of supporting normally imposed loads and/or shall be maintained in good condition.	N/A	
Window, Skylight, and Door Frames - Windows, skylights, doors, and frames are kept in sound condition, good repair and weather tight.	Pass	
Doors - Doors providing access to a dwelling unit or rooming unit that is rented shall be equipped with a deadbolt lock designed to be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort and shall have a minimum lock throw of 1 inch. Such deadbolt locks shall be installed according to the manufacturer's specifications and maintained in good working order. For the purpose of this section, a sliding bolt shall not be considered an acceptable deadbolt lock.	Pass	
Sidewalks and Driveways - Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.	Pass	
Accessory Structures - Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.	Pass	
Plumbing Systems and Fixtures - Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.	Pass	
Mechanical Equipment and Appliances - Mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.	Pass	
Electrical Equipment, Wiring and Appliances - Electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.	Pass	
Single- and Multiple-station Smoke Alarms - Single- and multiple-station smoke alarms shall be tested and maintained in accordance with the manufacturer's instructions. Smoke alarms that do not function shall be replaced.	Pass	