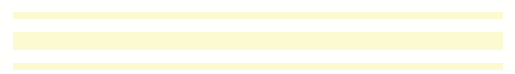
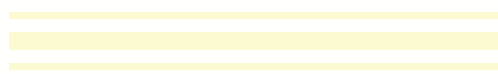




# MAPLEWOOD HOUSING INSPECTION

## *Checklist*



The Inspector performs a visual inspection of the premises based on the City's Property Maintenance Code. The typical inspection will take 30 minutes to 1 hour depending upon the size and condition of the property. You are welcome to accompany the inspector during the inspection if you wish. The inspector will be happy to answer your questions. The Housing Inspector will issue a report detailing code violations which require correction prior to the issuance of an Occupancy Permit.

The following is a **partial list** of the more common items which are included in the inspection:



## **Exterior Premises**

- General Sanitation - No accumulation of rubbish, garbage, tree limbs or yard waste
  - Drainage - No stagnant water or blocking of drainage course
  - Driveways/Sidewalks - Good repair
  - Weeds/Dead Trees or Dangerous Limbs - Cut and remove
  - No High Grass - grass height can not exceed 12"
  - Rodent Infestation - Remove
  - Exhaust Vents - Good repair
  - Sheds, Garages - Good repair, safe condition and permitted
  - Fences, Retaining Walls, Swimming Pools - Good repair, safe condition and permitted
  - Unlicensed Motor Vehicles/Trailers - License or remove
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## **Exterior Structure**

- Exterior Structure - Good repair, structurally sound, sanitary
  - Exterior Painting - No peeling, flaking, chipped paint or bare wood
  - House Street Numbers - Must be 4" high minimum. Must be easily visible from street, contrasting to background
  - Foundation Walls - Plumb, fill, or repair cracks and breaks
  - Exterior Walls - No holes, breaks, loose or rotting material; weather-proofed and properly coated
  - Roof - Tight, sound, does not admit rain, clear of limbs, branches
  - Decorative Features - Good repair/safe condition
  - Overhangs (canopies, awnings, etc.) - Good repair, safe condition
  - Chimneys - Good repair, safe condition
  - Handrails/Guardrails- See safety items
  - Gutters - Good repair, free from obstructions
  - Windows and Door Frames - Good repair, weather tight glazing, crack and hole free, operable windows capable of holding in open position with provided hardware
  - Insect Screens - Properly maintained (required April 15th - November 15th)
  - Doors and Hardware - Good repair, operable
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## **Interior Structure**

- Interior Structure - Good repair, structurally sound, sanitary condition
- Structural Integrity Maintained - Any holes or notching must be in accordance with the 2015 IRC (602)

- Interior Surfaces - Good, clean, sanitary condition, no peeling paint, cracked or loose plaster, damaged wood, mold, etc.
  - Stairs and Railings - Good repair
  - Handrails and Guardrails - Good repair. See safety items
  - Rubbish and Garbage - No accumulation
  - Insect and Rat Infestation - Extermination required if found
  - Bathroom Ventilation - All bathrooms shall have an operable window or a mechanical ventilation system (venting to exterior)
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## **Plumbing**

- Plumbing Fixtures, Pipes, and System - Working order, free from leaks or defects, maintained as safe, sanitary and functional; properly installed and maintained (properly trapped/vented). No flexible drain pipes or improper couplings
  - Water Heaters - Must be installed properly, maintained and capable of providing an adequate amount of water with a minimum of 110 degrees.
  - Toilets - Working and secure
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## **Safety Items**

- Handrails - Any flight of stairs having more than four risers, shall have handrail on one side, 30" to 42" above tread
- Guardrails - Required anywhere drop is 30" or greater. Check: Stairs, risers, landings, decks, balconies. Guards cannot have openings greater than 4"
- Egress Doors - Deadbolt Lock (required) must be operable from egress side without key or special knowledge
- Emergency Escape - Sleeping rooms must have operable window or exterior door
- Fire Resistance Ratings - Must be maintained; no penetrations in fire rated walls unless penetration is fire rated. No openings under tubs, around plumbing stacks or back walls under sinks and vanities. Door leading to garage must self-close/latch, 20min (steel) fire rated or solid core wood.
- Attached Garages - The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained.
- Smoke Detectors - Required in each sleeping room within the vicinity of the door - 3' away from any fan, vent or window, in the immediate vicinity of sleeping rooms and with a minimum of one on every story including basements

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## Electrical & Mechanical

- Heat Supply - Required in good repair, safe condition (capable of maintaining 68 degrees)
- Mechanical Equipment and Fireplaces - Properly installed, safe condition
- Fuel Burning Equipment - Good repair, safe condition, properly installed, properly connected to chimney or galvanized vent(s)
- Garage installations - Require proper fire protection and adequate combustion air
- Mechanical Safety Controls - Working Condition
- Anti-tip brackets - Required on any new stove installations
- All Dryer Exhaust Systems - Shall be properly installed and maintained (no plastic flex, no screws)
- Gas shut-off - Required, adjacent to appliances, within 6'
- Minimum Electrical Service - 60amp, 3 wire
- Electrical service and systems - Hazardous conditions must be corrected such as: Deteriorated Service Entry Cable, Low hanging electrical wires - when grade has been elevated or structure (fence, pool, shed) is under wire, then wire must be raised or relocated
- Improper wiring or installations
- GFCI protection - Within 6' of water source
- Deterioration or damage to wiring, fuses, panel, etc
- Flush or semi-flush mounted floor receptacle outlets - unless provided with an approved listed cover
- No extension cords for other than short-term, temporary use - no permanent installations
- Lamp cord used as permanent wiring
- Conductor supported pendant switches or conductor supported pendant lighting fixtures
- No loose or hanging wires
- Frayed or bare wires
- Sump shall have either grounded single type or GFCI protected receptacle
- Open terminal fixtures are prohibited
- Outlets used in laundry rooms should have one grounded receptacle or a GFCI.
- Grounded-type (3-prong) receptacles which are improperly or inadequately grounded
- Garage door openers must have receptacle within three feet, (no extension cords or plug adaptors) or properly hard-wired
- Minimum of two electrical outlets required in each habitable room
- Minimum of one electrical ground fault circuit interrupter (GFCI) outlet required in every bathroom
- Light fixture required in halls, stairways, water closets, bathrooms, laundry rooms, and furnace rooms

**Please note: Some new installs (water heater, furnace, electrical panel, etc.) may require a St. Louis County permit.**