

WHAT DO LAKESHIRE HOUSING INSPECTORS LOOK FOR?

The Inspector performs a visual inspection of the premises based on the City's Property Maintenance Code. The Housing Inspector then issues 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:

Note: Some new installs (new water heater, furnace, electrical panel, etc.) may require a Permit via St. Louis County

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/Dead & Dangerous Limbs - Cut and remove.
- Rodent Infestation – Remove
- Exhaust Vents to Outside - Good repair
- Sheds, Garages, Fences, Retaining Walls, Swimming Pools - Good repair, safe condition and permitted
- Unlicensed Motor Vehicles/Trailers - License or remove

EXTERIOR STRUCTURE

- Exterior Structure - Good repair, structurally sound, sanitary
- Exterior Painting - no peeling, flaking, chipped paint or bare wood
- Street Numbers – (On the House) 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- Firmly fastened, good condition
- 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
- Doors and Hardware - Good repair, operable

INTERIOR STRUCTURE

- Interior Structure - Good repair, structurally sound, sanitary condition
- Standard house refrigerator required
- Structural Integrity - All structural members
- 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
- 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)

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
- Toilets working and secure

ELECTRICAL AND MECHANICAL

- Heat Supply - Required in good repair, safe condition
- 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 stove installations
- All Dryer Exhaust Systems shall be properly installed and maintained
- 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

SAFETY ITEMS

- Handrails – Four risers or more, 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"
- 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.

WHAT TO EXPECT DURING THE INSPECTION

The typical inspection will take 30 minutes to 1 hour depending upon the size and condition of the property. You are welcome to go with the inspector if you wish. The inspector will be happy to answer your questions, time permitting