



CITY OF LAKESHIRE

10000 Puttington Ave

Lakeshire, MO 63123

314-631-6222

RESIDENTIAL OCCUPANCY INSPECTIONS

General Information



Building Department

FREQUENTLY ASKED QUESTIONS:

DO I NEED AN INSPECTION?

An inspection is needed if ownership or tenancy is changing. It is unlawful in Lakeshire to both sell a home without an inspection or sell a home with violations. If you would like to sell or purchase a home as is, it is required that the buyer sign an affidavit taking responsibility for correcting any violations. These inspections are intended to assist in protecting the health & safety of the public and maintain property value. The city is not liable for any deficiencies or defects on the premises.

HOW MUCH IS THE COST?

Inspection Fee covers Initial & one Reinspection:
HOUSES: \$96.00 DUPLEXES: \$96.00 (each side)
CONDOMINIUMS \$96.00 (each unit)
APARTMENTS – \$75.00 (each unit)
THIRD+ OR PAST DUE inspection charge is \$43.67

HOW LONG WILL THE INSPECTION BE VALID?

Your inspection will be valid for up to six (6) months (or 180 days). If the property is sold, rented, or leased after that, the property will need a new inspection.

WHAT SHOULD I DO IF CODE VIOLATIONS ARE FOUND ON THE PROPERTY?

The code violations will be listed on the information that is sent to the owner or owner's agent, and the owner is responsible to abate those violations within the allotted time. The allotted time is a total of thirty (30) days from the date of inspection. Once those violations have been repaired, it is required that the owner schedule a reinspection.

WHAT SHOULD I EXPECT DURING THE INSPECTION?

The typical inspection will take thirty (30) minutes to one (1) hour, depending on the size and condition of the property.

Please confine your pet during the inspection.

You are welcome to follow the inspector, if you wish.

If there are any questions, our inspector will be happy to answer them.

A written report will be available within two (2) business days at City Hall and will be emailed to the owner or owner's agent, unless discussed and arranged otherwise.



The following is a partial list of common violations that may be found during an inspection.

Please Note: Some new installs (new structures, water heater, furnace/AC, electrical panel, etc.) may require a Permit via Lakeshire or St. Louis County.

Exterior Premises

- General Sanitation - No accumulation of rubbish, garbage, tree limbs or yard waste
- Drainage - No stagnant water. Keep free of debris. Cannot extend onto adjacent property
- Driveways/Sidewalks - Good repair, no major breaks or trip hazards
- Weeds/Dead Trees or Dangerous Limbs - Cut and remove
- No High Grass - Grass height not to exceed 7". Noxious weeds prohibited
- Rodent Infestation – Promptly Exterminate if found
- Exhaust Vents - Good repair. No Screens on Dryer Exhausts
- Sheds, Garages - Good repair, safe condition and permitted
- Fences, Retaining Walls, Swimming Pools - Plumb, 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
- Property ID Numbers – Must be 4" high minimum. Must be easily visible from street with contrasting colors to background
- Foundation Walls - Plumb, fill or repair cracks/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- Firmly fastened, good condition (*also see Safety Items*)
- Gutters/Downspouts – Secured, good repair and free from obstructions
- Windows & Door Frames - Good repair, weather tight glazing, crack and hole free, operable windows capable of being held in open position with provided hardware
- Insect Screens - Properly maintained (not torn). Required April 15th - November 15th
- Doors & Hardware - Good repair, operable.

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 – Properly installed and good repair
- Handrails & Guardrails – Installed correctly and secure (*also see Safety Items*)
- Rubbish and Garbage - No accumulation, must maintain means of egress
- Insect or Rat Infestation – Prompt 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 “S” Traps. No flexible drainpipes or improper couplings
- Water Heaters - Must be installed properly, maintained and capable of providing an adequate amount of water with a minimum of 110°F. Permit req for new installations

Safety Items

- Handrails – More than 4 risers shall have a handrail on one side, 30" - 42" above tread
- Guardrails – Required anywhere drop is 30" or greater. Check any Stairs, risers, landings, decks, balconies. Guards cannot have openings greater than 4". No Lattice as a Guard.
- Egress Doors – Deadbolt Lock (required) must be operable from egress side without a 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, be a 20min (steel) fire rated or 1 ¾" solid core wood.
- Attached Garages – If the garage is beneath the dwelling it must have 5/8" gypsum board on the garage side, on all ceilings, partitions, on the wall between the house and garage, and on all structural members. There shall be no penetrations unless they are fire rated. The door must be a 1 ¾" solid core door and self-close & latch. If the garage is attached to the dwelling it must have ½" gypsum board on the garage side between house and garage. The door must be a 1 ¾" solid core door and self-close & latch. There shall be no penetrations greater than 4" in diameter and no more than three (3) penetrations.
- **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.
- **CO Detectors** – Required on every floor and basements. Mount 2'-4' from floor.

Electrical & Mechanical

- Heat Supply - Required in good repair, safe condition (capable of maintaining 68°F)
- 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). 3 screws at all joint connections
- Garage installations - Require proper fire protection and adequate combustion air
- Mechanical Safety Controls – Properly installed and working condition
- Anti-tip Stove bracket – Required for proper installation (*per manufacturer*)
- All Dryer Exhaust Systems - Shall be properly installed and maintained, venting to the outside (no duct tape, plastic flex, no screws)
- Gas shut-off Valves – Required on all gas appliances, within 6’ and separate per appliance
- 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 (deck, pool, shed) is under wire, then wire must be raised or relocated
- Improper wiring or installations
- GFCI outlet protection - Within 6’ of water source, 1 in bathroom, garages, exterior
- 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
- No lamp cord used as permanent wiring
- Conductor supported pendant switches or conductor supported pendant lighting fixtures
- No loose or hanging wires – properly secure as needed
- No spliced, frayed or bare wires
- Open terminal fixtures (junction boxes) 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 a 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
- GFCI or Simplex (*single*) type receptacle required at any Sump Pump install

Updated: February 2026