

Occupancy Inspection Report

City of
Bellefontaine Neighbors, Mo.
 9641 Bellefontaine Road; 63137
 (314) 867-0076

Date:	Expires:
Inspector: TED STOCKER	
Single family () Apartment Unit () Commercial ()	

Building Address	Occupied () Vacant ()	Utilities: On () Off ()
Owner	Address	Phone
Real Estate	Address	Phone

Occupants Allowed	No. rooms 1 ST floor	Bath	No. Bedrooms	Construction: MASON () FRAME () SIDING ()
Garage	No. Rooms basement	Bath	%AREA FINISHED	Heating system: GAS () OTHER () AGE _____
	Other floor	Bath	No. Bedrooms	Air conditioner: CENTRAL () WINDOW () AGE _____

Bedroom sizes	Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
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The following are not in compliance with the property maintenance code:

Exterior Painting

Areas that need to be scraped and painted are:

1	2	3	Description
			Rusty fencing, both surfaces
			Basement windows Rear () Sides ()
			Basement window screens Rear () Sides ()
			Gutters
			Gutter boards () Fascia ()
			Wrought iron railing (including underside)
			Wood windows as needed () and re-putty as needed ()
			Ductwork on roof
			Roof Turbines
			Awnings
			Siding
			Garage Door
			Yard Light—Repair () Repaint ()
			Wood Trim-

Concrete

			Repair concrete foundation
			Cement Caulk or cement patch concrete driveway
			Replace driveway
			Replace Sidewalk Side () Rear () Front ()

Carpentry

			Elbows on downspouts
			Need handrail: Wrought Iron () Pipe () Wood ()
			5/8" Drywall type X Fire Code Fire Taped 1 coat needed at Garage Wall () Garage Ceiling ()
			Replace cracked windows at - House () Basement ()
			Key turn dead bolt
			Smoke alarms needed: Upstairs () Basement ()

Building Address

			Repair garage door
			Need roof certification
			Tuck-pointing

Mechanical

			Pressure release valve piping has to be same size and extend within 6" of floor at hot water heater
			Gas valve shut off needed at: Hot Water Heater () Furnace () Dryer () Stove ()
			Solid gas piping needed at: Furnace () Hot Water Heater ()
			Screw all fittings at flue pipe at: Furnace () Hot Water Heater ()
			Replace flue at: Furnace () Hot Water Heater ()
			Furnace inspection documentation needed by Laclede Gas Co. "house sale" stating that all gas appliances are in good working condition
			Need metal flex dryer vent pipe

Electrical

Present Service Size:	Interior Service Size:	Exterior Service Size:
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			100 amp service required
			GFI needed at: Garage () Bathroom () Kitchen () Basement () Exterior ()
			Garbage disposal needs electrical connector at base
			Garage door opener needs to be wired to electrical box – no extension cord
			All electrical wiring on walls of garage need to be run in metal conduit or Greenfield
			All electrical wiring in basement must run through joist, not tacked to joist
			Exhaust fan needed: Kitchen () Upstairs Bathroom () Basement Bathroom ()

Plumbing

			Remove plastic water lines
			Faucets need washers
			Plumbing drain defective
			Replace 4" plumbing stack Need licensed plumber & permit from St. Louis County
			Replace 2" plumbing stack Need licensed plumber & permit from St. Louis County
			Repair plumbing stack with epoxy soil pipe mender-make convex patch
			Install shut off valves at faucets
			Install shut off valves at water closet
			Install fire stopping at 4" plumbing stack with tight fit & use fire caulk if needed- metal firestopping
			Install fire stopping at tub piping with tight fit & use fire caulk if needed -metal firestopping

THIS BUILDING INSPECTION REPORT IS NOT A PERFORMANCE INSPECTION. THE ISSUING OF THE VISUAL INSPECTION OR THE CERTIFICATE OF OCCUPANCY DOES NOT IN ANY WAY GUARANTEE OR WARRANTY TO ANY ONE AS TO THE CONDITION OF THE PROPERTY STRUCTURE, EQUIPMENT OR PREMISES, NOR DOES THE CITY OF BELLEFONTAINE NEIGHBORS ASSUME ANY LIABILITIES IN THE INSPECTION AND COMPLIANCE THEREWITH.

"TO CODE" MATERIAL AND WORKMANSHIP MUST BE DONE ACCORDING TO RELATED ORDINANCES AND TRADE STANDARDS.

Signed By _____