

# Occupancy Inspection Report

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

Date:	Expiration:
Inspector:	
Single family ( ) Apartment Unit ( ) Commercial ( )	

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

Occupants Allowed	No. rooms 1 <sup>ST</sup> 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	
			Rusty fencing, both surfaces
			Basement windows frames Rear ( ) Sides ( )
			Basement window screens frames 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 and cover with sand (Meramec)
			Replace driveway
			Replace Sidewalk Side ( ) Rear ( ) Front ( )

### Carpentry

			Elbows on Downspouts
			Provide 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 ( )
			Replace key turn dead bolt with thumb turn dead bolt
			Smoke alarms needed: Upstairs ( ) Basement ( )
			Repair garage door
			Provide Roof Certification

			Tuck-Pointing
			Install combination or screen door at rear and front entry
			Rake up leaves and dispose of in paper bags

**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 ( )
			A Laclede Gas "House Sale" Inspection w/Documentation stating that all gas appliances are in good working order is required. A Laclede Gas "Safety Inspection" without Documentation is not sufficient.
			Provide metal flex dryer vent pipe
			Provide lock at A/C disconnect box. This is a security suggestion only, not a code requirement.
			Clean out dryer vent pipe
			Provide anti-tip device at stove

**Electrical**

Present Service Size:		Interior Service Size:		Exterior Service Size:	
			100 amp service required		
			Operative 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 metal fire stopping at 4" furnace flue with tight fit and use fire caulk if needed
			Install metal fire stopping at 4" plumbing stack with tight fit and use fire caulk if needed
			Install metal fire stopping at tub piping with tight fit and use fire caulk if needed
			Replace pitted drain piping

**Remarks**

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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.**

CONTACT THE BUILDING DEPARTMENT UPON COMPLETION OF THE PREDICATIONS LISTED IN ORDER THAT A REINSPECTION CAN BE MADE TO ASCERTAIN THAT EVERYTHING IS IN COMPLIANCE. PLEASE HAVE THE ABOVE PREDICATIONS CORRECTED WITHIN 180 DAYS OF THIS REPORT.

I WAS PRESENT FOR THE INSPECTION / REINSPECTION AND RECEIVED A COPY OF THE REPORT. AS OWNER / AGENT, I AGREE TO INFORM THE BUYER / TENANT THAT AN OCCUPANCY PERMIT IS REQUIRED BEFORE MOVING IN.

Signed By \_\_\_\_\_