

CITY OF FLORISSANT
SAMPLE INSPECTION CHECKLIST
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<u>EXTERIOR</u>		<u>GENERAL GUIDELINES</u>
1	Address Numbers	
2	Driveway	Sound condition, no open cracks or joints, slabs level and not sunken
3	Carport Parking Surface	Sound condition, no open cracks or joints, slabs level and not sunken
4	Carport	Posts, ceiling & screening in good condition, paint in good condition
5	Roof (Flashing, Shingles, Etc.)	Sound condition, no loose or missing shingles, sheeting sound, no leaks
6	Chimney and Flues	Sound condition, brick & mortar sound, rain caps and spark screens, code
7	Plumbing Vents	Sound condition, not blocked, extend 1 ft. above roof
8	Attic Vents	Sound condition, paint in good condition, bird proof, proper size
9	Roof Trim/ Fascia	Sound condition, paint in good condition
10	Gutters/ Downspouts	Sound condition, paint in good condition, clean & open, splash block, no leaks
11	Soffit	Sound condition, paint in good condition
12	Siding/ Trim	Sound condition, paint in good condition, proper clearance to ground
13	Foundation	
14	Exhaust Vents	
15	Windows/ Trim	Frames in sound condition, paint in good condition
16	Window Screens	No holes or tears in screen
17	Exterior Doors	Sound condition, paint in good condition, safety rail, handrail
18	Hosebib Faucets	Operates properly with no leaks
19	Air Cond./ Disconnect	Required for all outside serviced units, installed per National Electric Code
20	Elec. Outlets/ Fixtures	Must meet National Electric Code standards and be in good condition
21	Electrical Wiring	Must meet National Electric Code standards and be in good condition
22	Electrical Service/ Drop	Must meet National Electric Code standards
23	Porches/ Steps	Sound condition, paint in good condition, safety rail, handrail
24	Walks (Public, Private)	Sound condition, no open cracks or joints, slabs level and not sunken
25	Patio	Sound condition, paint in good condition, good fit, lock or latch properly
26	Yard (Weeds, Trash, Debris)	Checked for weeds, trash, debris, drainage, grass cover
27	Fencing	Sound condition, wood fence supports to inside of property per zoning code
28	Trees/ Shrubs/ Bushes	Must clear roof and siding, removal of dead or dangerous limbs or trees required
29	Insect Infestation	A visual check for termite, roach, and other insect activity is made
30	Rodent Harborage	Harborage under slabs, sheds, woodpiles, etc. to be eliminated
31	Decks	
32	Swimming Pools/ Spas	
33	Sheds	
34	Miscellaneous	
35	Detached Garage	
a	Roof (Flashing, Shingles, Etc.)	Sound condition, no loose or missing shingles, sheeting sound, no leaks
b	Roof Trim/ Fascia/ Soffit	Sound condition, paint in good condition
c	Gutters/ Downspouts	Sound condition, paint in good condition, clean & open, splash block, no leaks
d	Siding/ Trim	Sound condition, paint in good condition, proper clearance to ground
e	Walls/ Ceiling/ Floors	
f	Windows/ Trim/ Sills	Frames in sound condition, paint in good condition
g	Outlets/ Switches/ Fixtures	Must meet National Electric Code standards and be in good condition
h	Electrical Wiring	Must meet National Electric Code standards and be in good condition

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INTERIOR		GENERAL GUIDELINES
36	Living/ Dining Room	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Fireplace	
37	Family/ Bonus Room	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Fireplace	
38	Hall	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound condition, paint in good condition, no cracks or holes in glass
c	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
d	Smoke/ CO Alarms	Installed and in working condition
39	Bedroom (Master)	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Smoke Alarm	
40	Bathroom (Master BR)	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Exhaust Fan	Required if no openable window, must exhaust to outside of house
f	Bath Tub/ Shower	Sound sealed surface, no leaks from faucets, wall surface waterproof, drain valve functional or bar or screen in drain opening if stopped is used
g	Toilet	Sound condition, secure to floor sealed to drain, flush properly, no leaks
h	Lavatory	Sound sealed bowl surface, no leaks from faucets, drain pipe per code, drain valve functional or bar or screen in drain opening if stopped is used
41	Bedroom	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Smoke Alarm	
42	Bedroom	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Smoke Alarm	

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INTERIOR

GENERAL GUIDELINES

43	Bedroom	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Smoke Alarm	
44	Hallway Bathroom	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Exhaust Fan	Required if no openable window, must exhaust to outside of house
f	Bath Tub/ Shower	Sound sealed surface, no leaks from faucets, wall surface waterproof, drain valve functional or bar or screen in drain opening if stopped is used
g	Toilet	Sound condition, secure to floor sealed to drain, flush properly, no leaks
h	Lavatory	Sound sealed bowl surface, no leaks from faucets, drain pipe per code, drain valve functional or bar or screen in drain opening if stopped is used
45	Kitchen	
a	Walls/Ceiling/Floor	Structurally sound, no large holes or open cracks, paint in good condition, floors in good condition
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Exhaust Fan	Function properly, filter required if discharge is into duct in wall, clean
f	Cabinets/ Counter Tops	Cabinets and doors in good condition, countertop sound and sanitary finish
g	Sink	Sound sealed bowl surface, no leaks from faucets, drain pipe per code
h	Garbage Disposal	Function properly, wiring per code standards, clamped entering housing etc.
i	Electric/ Gas Supply	Must meet national Electric Code or BOCA Mechanical Code Standards
46	Basement	
a	Walls/Ceiling/Floor	In sound condition, no water leaks
b	Doors	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
d	Outlet/Switches/Fixtures	In good condition, installed and functional per National Electric Code standard
e	Stairs/ Handrail	Structurally sound, handrail from top to bottom step
f	Bathroom	All fixture traps properly vented per St. Louis County plumbing code
g	Bathroom Venting	
h	Plumbing Waste/ Soil Stacks	Must meet St. Louis County plumbing code standards, be in good condition
i	Water/ Drain Lines/ Laundry	Must meet St. Louis County plumbing code standards, be in good condition. Laundry receptacle requires a grounded separate circuit. Must have a grounding type outlet (3 prong)
j	Furnace	Visual inspection only, i.e. gas & electric hookup, housing & ductwork
k	Water Heater	Visual inspection only, leaks, safety valves, water connections etc.
l	Service Panel/ Sub Panels	Must meet National Electric Code standards and be in good condition
m	Smoke Alarm	
47	Attached Garage	
a	Walls/Ceiling/Floor	Ceiling must be ½ inch drywall when required for fire /smoke separation
b	Doors (Exterior)	Sound, no holes, good fit when closed, latch/ lock, bottom guides & tracks
c	Doors (Interior)	Door into house must be a 1-3/4 inch solid core door
d	Windows/Trim/Sills	Sound condition, paint in good condition, no cracks or holes in glass
e	Outlet/Switches/Fixtures	Must meet National Electric Code standards and be in good condition
f	Electrical Wiring	Must meet National Electric Code standards and be in good condition
g	Separation Wall	Fire/ smoke separation wall between house & attic of ½ inch drywall

Must have a working carbon monoxide detector.

**Must have working smoke detectors in every bedroom, hallway,
and at the bottom of the basement stairs**