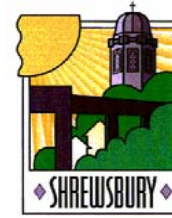




FREQUENTLY ASKED QUESTIONS:



CITY OF SHREWSBURY
5200 SHREWSBURY AVENUE
SHREWSBURY, MO 63119
314-647-5795

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

DO I NEED AN INSPECTION?

An inspection is needed if ownership or tenancy is changing. It is unlawful in Shrewsbury 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 and safety of the general public. The City is not liable for any deficiencies or defects on the premises.

HOW MUCH IS THE COST?

The inspection fee for an apartment, house, or condo is \$75.00, which includes one re-inspection. Any additional inspections after this are \$20.00 each. These fees are due to the Building and Housing Department before the inspection can be scheduled. To schedule an appointment please stop by City Hall and complete an inspection application.

SHOULD I OBTAIN A PRIVATE INSPECTOR'S OPINION ALSO?

It is recommended that the buyers have an inspection from a private inspector. With the City's inspection it gives a separate detailed report of the home's physical and operational condition. This will help the buyer render an educated opinion.

WHO SHALL I CALL FOR MORE INFORMATION OR IF I HAVE ANY QUESTIONS?

Please feel free to contact the Building and Housing Department and speak to the Building and Housing Coordinator anytime Monday - Friday 8:30 a.m. to 5:00 p.m. at (314) 647-5795.

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.

RESIDENTIAL OCCUPANCY INSPECTIONS *General Information*



Building and Housing Department

City of Shrewsbury
Building and Housing Department
December 2007



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

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/Trees/Dangerous Limbs* - Cut or remove from the premises
- ⇒ *Exhaust Vents to Outside* - Good repair
- ⇒ *Attached/Detached Buildings, Fences, Retaining Walls/Swimming Pool* - Good repair and safe condition
- ⇒ *Unlicensed Vehicles/Trailers* - Must obtain license or be removed

EXTERIOR STRUCTURE

- ⇒ *Exterior Structure* - Good repair, structurally sound and sanitary
- ⇒ *Exterior Painting* - No peeling, flaking, or chipping paint
- ⇒ *Street Numbers* - Must be easily visible from the street
- ⇒ *Foundation Walls* - Plumb, fill, or repair cracks and breaks
- ⇒ *Exterior Walls* - No holes, breaks, loose, or rotting materials
- ⇒ *Roof* - Air/water tight and structurally sound, clear of limbs and branches
- ⇒ *Decorative Features* - Good repair
- ⇒ *Overhangs* - Good repair
- ⇒ *Window and Door Frames* - Good repair, weather tight, crack and hole free, operable windows, open with provided hardware
- ⇒ *Chimneys* - Good repair
- ⇒ *Handrails* - Firmly fastened
- ⇒ *Screens* - Properly maintained
- ⇒ *Doors and Hardware* - Good repair

INTERIOR STRUCTURE

- ⇒ *Interior Structure* - Good repair, structurally sound, sanitary condition
- ⇒ *Structural Integrity* - Contains all structural members
- ⇒ *Interior Surfaces* - Good repair, clean, sanitary
- ⇒ *Stairs and Railings* - Good repair
- ⇒ *Bathroom Ventilation* - All bathrooms shall have operable windows or a mechanical ventilation system
- ⇒ *Guardrails* - required on basement stairs on both sides
- ⇒ *Receptacles* - GFCI receptacles within six (6) feet of any water source

PLUMBING

- ⇒ *Plumbing* - Good working order, no leaks or defects, safe, sanitary and functional
- ⇒ *Plastic Supply Lines* - Must be replaced

ELECTRICAL AND MECHANICAL

- ⇒ *Mechanical Equipment and Fireplaces* - Properly installed, safe condition
- ⇒ *Fuel Burning Equipment* - Good repair
- ⇒ *Garages* - Proper fire protection
- ⇒ *Mechanical Safety Controls* - Working condition and gas shut-off near appliances
- ⇒ *Minimum Electrical Service* - Sixty (60) amp, three (3) wire
- ⇒ *Electrical Service and Systems* - Correct conditions if there are low hanging electrical wires, improper wiring, deterioration or damaged wiring or fuses, etc., flush/semiflush mounted floor receptacle outlets must have an approved cover, and extension cords must be for short term use only
- ⇒ *Heat Supply* - Required in good repair
- ⇒ *Receptacles* - GFCI receptacles are required in the garage and exterior of premises near all hazardous locations
- ⇒ *Fixtures* - Light fixtures required in halls, stairways, bathrooms, laundry rooms, and furnace rooms

SAFETY ITEMS

- ⇒ *Handrails* - Three (3) steps or more, shall have handrail on at least one side
- ⇒ *Guardrails* - Stairs, landings, decks, balconies, or any walking surface over thirty (30) inches above grade shall have guardrails with intermediates
- ⇒ *Swimming Pool Guards/Fences* - Fence and gate shall be in good condition, gate shall be self latching and locking, fence height shall be a minimum of forty-eight (48) inches, no electrical wires over pool or within ten (10) feet of outer edge unless it is 22.5 feet or more above water surface
- ⇒ *Doors* - Lock must be operable from egress side without key or special knowledge
- ⇒ *Emergency Escape* - Sleeping rooms must have an operable window or exterior door; two (2) means of exit from room
- ⇒ *Fire Resistance Ratings* - Must be maintained
- ⇒ *Attached Garages*
 - If the garage is beneath the dwelling it must have 5/8 inch 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 3/4 inch solid core door.
 - If the garage is attached to the dwelling it must have 1/2 inch gypsum board on the garage side between house and garage. The door must be a 1 3/4 inch solid core door. There shall be no penetrations greater than four (4) inches in diameter and no more than three (3) penetrations.
- ⇒ *Smoke Detectors* - Ten (10) feet from bedrooms with a minimum of one (1) on every floor, including in the basement