

Residential Occupancy Checklist

The following list of items will be checked on a residential occupancy inspection. This list is not all-inclusive, but is meant to be a helpful guide and applies to most residences. If you have any questions, please contact (636) 327-5101.

Exterior

- Grade flows away from house
- Exterior walls and windows are in sound condition
- Guttering and downspouts in sound condition and functional
- Address posted
- Grassy areas are maintained (no erosion)
- Fences are in sound condition
- Utilities are attached correctly to the dwelling
- Sidewalks, driveways and porches are maintained
- Roof in sound condition, free from loose or deteriorated shingles
- Soffits and fascia are maintained
- Any dead trees removed
- Screens in place from April 15 to Nov. 15
- Exterior lighting in place and functioning properly
- Exterior paint is in sound condition without peeling or flaking
- No debris, rubbish or trash on site



Interior

- Electric systems are properly maintained-includes lighting, receptacles, smoke detectors, electric panel grounded, required receptacles for bathroom and laundry two receptacles per room (minimum)
- HVAC systems function properly-inspection by qualified technician or utility company, water heater and furnace are required
- Plumbing systems work properly with no leaks and no illegal waste connections i.e. mechanical vents and laundry drains to floor drains and indirect waste
- Windows operate
- Handrails for stair in place
- No evidence of termite damage
- No evidence of water damage to roofs, walls and basement etc.
- No evidence of rat or insect infestation
- Foundation walls are in sound condition
- Floor finish properly maintained, no sub-floor or tripping hazards
- Structural members are free from deterioration
- Structural integrity of the building maintained-walls, floors and ceilings
- Chimneys in proper working order, free of breaks and cracks
- All interior walls in good condition, no holes or cracked surfaces
- Required facilities provided such as kitchen sink, lavatory, toilet, tub/shower etc.
- Check for overcrowding
- Minimum ceiling heights -7'.0" in habitable areas, 6'.6" under beams, girders, ductwork, etc.
- Clothes dryer exhaust
- Basement bedroom access/aggress per building code
- Deadbolts unlocked by way of a key on the inside of egress doors are not permitted

Note* All Improvements (fence, deck, pool, hot tub, out buildings and finished basements) MUST be permitted and approved.