

# Residential Inspection Information



**City of Warrenton, Missouri Building Department**  
**200 West Booneslick Rd.**  
**Warrenton, MO 63383**  
**636-456-3535**  
**[www.warrenton-mo.org](http://www.warrenton-mo.org)**

Whether you are buying, selling, or renting property in Warrenton, an inspection by a City Inspector is required before a Residential Inspection Permit will be issued. The typical inspection takes 45 minutes to one hour depending on the size and condition of the property. A handwritten inspection checklist will be provided at the time of the inspection noting any deficiencies. The inspection is valid for 90 days from the date of the inspection.

The inspector performs a visual inspection of the premises based on the City of Warrenton Property Maintenance Code. Inspectors ask that pets be confined during the inspection.

The inspection is a minimum property maintenance inspection made exclusively for the use of the City in determining the compliance of the premises with the City's Property Maintenance Code.

These inspections are intended to assist in protecting the health, safety, and welfare of the general public and does not replace the purchaser's/occupant's own obligation to be satisfied with the premises and to undertake private inspections. The City is not liable for any deficiencies or defects on the premises. An inspection should not be considered a substitute for the inspections performed by private inspection agencies which address the specific interest of a prospective occupant/purchaser. Neither the inspection nor the inspection report constitutes a guarantee or warranty expressed or implied regarding the present or future condition of the house or the premises.

## **Frequently Asked Questions**

### **Why is a Residential Inspection needed?**

One of the most important obligations that a municipality has to its residents is to protect their health, safety, and welfare. The residential inspection is an effective tool designed to help the City of Warrenton avoid unsafe property conditions and unsightly neighborhood deterioration which ultimately have a negative effect on all property values.

### **What is the scope of the inspection?**

The inspection is limited to observations readily visible without moving or removing any item. Confined spaces such as attics and crawl spaces are not inspected.

### **How much does it cost?**

The inspection fee of \$50 includes the initial inspection and one reinspection. All subsequent inspections will be \$25 and must be paid at time of scheduling.

### **When do I need a permit?**

Whenever a new occupant moves in.

### **When do I pay for the inspection?**

At the time of scheduling.

### **What if my inspection fails the first time?**

The \$50 fee includes one reinspection. Once you have the deficiencies fixed, call the City of Warrenton's Building Department and schedule a reinspection. 636-456-3535

### **What if there are code deficiencies?**

After the inspection, the City will provide a handwritten inspection checklist to the person requesting the inspection. If the property does not pass the initial inspection, a reinspection will be required to remedy any code deficiencies. Contact the Building Department to schedule the reinspection time. In accordance with Missouri Law, the inspection becomes a public record and will be provided to the public upon request.

Some corrective work as a result of the property maintenance inspection may require a building permit for electrical, mechanical, or plumbing work. This work must be performed by a contractor licensed to do business within the City of Warrenton. The occupancy permit may not be approved until such corrective work has been inspected and approved by an Inspector.

### **Will the inspector tell me that day if I pass or fail?**

Yes, you will receive a written checklist that will show if the residence passed or failed the inspection.

### **How long is the inspection good for if I don't have any occupants?**

Inspections are good for 90 days.

### **How do I get the Occupancy Permit once I pass the inspection?**

The occupant can pick up the permit at City Hall.

### **How do I schedule an inspection?**

You will need to schedule your inspection 24 hours in advance. You can do this by contacting City Hall at 636-456-3535.

### **What if repairs can't be finished before the Occupant moves in?**

A temporary residential inspection certificate may be issued by the enforcement official if, in his judgment, any deficiencies would not seriously endanger the health or safety of the occupants. A signed affidavit reflecting the specific corrections to be made and stating that the owner will correct those deficiencies within thirty (30) days to bring the structure into compliance is required prior to temporary certificate issuance. The prospective occupant may occupy the dwelling unit while repairs are being made and allowing any needed reinspection(s). At such time and within the period covered by the affidavit, if the dwelling complies a residential inspection permit will be issued as provided above.

## Electrical Equipment

- Cover plates must be present on all electrical outlets and switches
- Electrical switches and outlets must be operable
- Outlets within 6 feet of water source must be GFCI
- Lighting fixtures must be operable

## Mechanical Equipment

- Heating unit must be operable and heat the habitable area (winter inspection only) and maintain 65° F.
- Furnace must be properly vented (no holes in flue pipe & vented to outside)

## Safety

- All exit doors must be operable
- Flammable materials must be properly stored
- Extension cords may not be used as permanent electrical connection
- Working smoke detectors must be in place
- Carbon monoxide detectors must be present when gas appliances are present
- Wood burning fireplace inspection must be completed by professional firm at occupancy if latest inspection on file is over 1 year old (does not apply to gas fireplaces). Considered non-working only if rendered incapable of burning with flue sealed off
- Structure must not be so dilapidated, decayed, unsafe, unsanitary, or which so utterly fails to provide amenities essential to living that they are unfit for human habitation or are likely to cause sickness or disease so as to injure the health and general welfare of the occupants (Not able to inspect due to clutter or filth, unsafe for inspector to enter)

Space Requirements - Occupant loading limited by: (to be calculated at inspection and noted on inspection form along with listing of occupants)

### Minimum Area Requirements 2015 IPMC 404.5 \$404.6

| Space*           | 1-2 Occupants  | 3-5 Occupants | 6 or More Occupants |
|------------------|--|---------------|---------------------|
| Living Room      | 120 sq ft  | 120 sq ft     | 150 sq ft           |
| Dining Room**    | No requirement   | 80 sq ft      | 100 sq ft           |
| Bedrooms         | Minimum of 70 square feet of floor area for 1st occupant plus additional 50 square feet for each additional occupant with a maximum of 3 occupants   |               |                     |
| Efficiency Units | Minimum of 120 square feet of floor area for 1st occupant plus additional 100 square feet for each additional occupant with a maximum of 3 occupants |               |                     |

\*All floor space calculations exclude kitchens and bathrooms

\*\*Space requirements for separate living/dining room shall comply if the total area is equal to the combined living & dining requirement.

This inspection does not replace your Home Inspection.

# INSPECTION PERMIT ITEMS

## Sanitation

- Clean and free from any accumulation of rubbish or garbage both interior and exterior
- No evidence of insects or rodents or other infestation. Building defects permitting entrance shall be corrected. Infestations found must be exterminated by professional means with documentation of future treatments
- Adequate trash storage facilities or approved garbage containers must be present and provided by property owner (except when using trash bags) and meet City code requirements

## Walls and ceilings

- No missing plaster/drywall/gypsum inside structure – repair or replace area for fire resistance (does not include garage)
- Waterproof surface intact in tub & shower areas

## Doors and Windows

- Security locks functional on exterior entry doors (no double keyed deadbolts allowed)
- Entry doors latch properly.
- Windows must be free of breaks or cracks that allow moisture entry (No missing glass pieces)
- One operable window required in all sleeping rooms

## Structural

- Exterior walls shall be maintained in sound condition and free of any condition which admits rain or excessive dampness to the interior of the building
- Roofs shall be sound, tight, and not have defects that admit rain. The condition of the roof and roofing materials is not inspected.
- Floors intact with no visible missing/rotten structural components
- Structural members must not be deteriorated so as to make them incapable of carrying imposed loads
- Stairs and porches and their supports must be structurally sound. If stairs or porches are four or more steps high, they shall have handrails or railings located on one side. (Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair. Handrails shall not be less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or walking surface. A guard is also required on the open side of the stair when the floor or grade measures more than 30 inches)
- Basements and interior cellars must be free of standing water

## Plumbing fixtures

- Every unit must contain a bathtub or shower, lavatory, operable toilet, and kitchen sink in safe working condition (operable trap, drains into sewer) 504.1
- A working hot water heater is required which is properly vented and has a relief valve and maintains a water temperature of a minimum of 110°