



City of De Soto

17 Boyd , De Soto MO 63020 (636) 586-3326 Fax (636) 586-9201

Occupancy Inspection Application **\$30.00 Inspection Fee**

- Apartment or Condo for Rent or Sale
- Commercial Occupancy Inspection For New Business or Change in Ownership
- Single Family Home for Rent or sale

Property Address: _____

Inspection Date Requested : _____ Vacant: Yes _____ No _____

Property Owner:

Name: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Email: _____

Agent/Company:

Name: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Email: _____

The inspection is a minimim property maintenance inspection made for the purposes of determining the premises is in compliance with the City’s property maintenance code for occupancy. The scope of the inspection is limited to observations readily visible without moving or removing any item causing visual obstruction. This inspection does not constitute a guarantee or warranty expressed or implied regarding the present or future condition or use of these premises. **The inspection does not replace the occupants own obligation to be satisfied with the premises and to undertake private inspections.** The City shall not be held liable for any deficiencies or defects on the premises.

I certify that I have been authorized by the owner to make application as his authorized agent.

Signature of Owner or Agent

Date

Date Received _____

Check

Cash

Credit

Permit Number _____



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BELOW ARE SOME OF THE BASIC ITEMS WE INSPECT. MOST ARE ALL LIFE SAFTEY AND WE FOLLOW THE 2009 INTERNATIONAL PROPERTY MAINTENCE CODE.

KITCHEN:

1. ALL RECEPTACLES ON THE KITCHEN COUNTER TOP ARE PROTECTED BY GFCI.
2. CHECK FOR HOT WATER IN THE HOUSE AT THE KITCHEN SINK.
3. LOOK UNDER THE SINK AND IF THE PLUMBING IS NOT CORRECT SUCH AS "S-TRAPS" IT WILL BE CORRECTED UNDER A PLUMBING PERMIT.
4. IF THERE IS AN GARBAGE DISPOSEL WE MAKE SURE THERE IS A CLAMP ON THE BOTTOM, SO IT HOLDS THE WIRE IN PLACE.
5. THE RANGE MUST HAVE A "ANTI-TIP" DEVICE.

BATHROOMS:

1. EVERY BATHROOM RECEPTACLE MUST HAVE A GFCI.
2. MAKE SURE THE PLUMBING IS CORRECT AND DOES NOT LEAK
3. EVERY BATHROOM MUST HAVE A WINDOW OR AN EXHAUST FAN.
4. TOILET IS CHECKED TO SEE IF IT IS LOOSE.

BEDROOMS:

1. MUST HAVE SMOKE DETECTOR
2. WINDOWS ARE CHECKED TO MAKE SURE AT LEAST ONE WINDOW IN EVERY BEDROOM WILL OPEN AND STAY OPEN BY THEMSELVES.

HALLWAY:

1. MUST HAVE A SMOKE DETECTOR

BASEMENT:

1. MUST HAVE SMOKE DETECTOR
2. NO LOOSE WIRING IF SO MUST BE IN JUNCTION BOX AND SECURED PROPERLY
3. CHECK FOR "FIREBLOCKING".
4. CHECK THE PLUMBING STACK FOR LEAKS AND ILLEGAL PLUMBING WORK.
5. NO "SADDLE CLAMPS" ON GAS LINES.



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UTILITY:

1. CHECK WATER HEATER VENT, POP OFF VALVE, PLUMBING, AND ELECTRICAL
2. CHECK FURNACE CLEARANCE AND VENT
3. CHECK GAS APPLIANCES TO MAKE SURE EACH ONE HAS ITS OWN SHUT OFF AND IT IS INSTALLED NEAR THE APPLIANCE ALSO MAKE SURE THE "UNION" IS ON THE PROPER SIDE OF THE SHUT OFF.
4. CHECK THE "PANEL BOX" FOR OVIOUS PROBLEMS.

GARAGE

1. FIRE DOOR OR SOLID DOOR REQUIRED BETWEEN GARAGE AND LIVING AREA.
2. MAKE SURE THE FIRE WALL IN THE GARAGE IS COMPLETE.
3. THE GARAGE DOOR OPENER IS PLUGGED INTO A RECEPTACLE, NO EXTENTIONS CORDS ALLOWED. GFCI ON ALL WALL RECEPTICLES. DEDICATED RECEPTICLE FOR OPENER NOT REQUIRED BEING GFCI.

EXTERIOR:

1. ALL RECEPTACLES OUTSIDE ARE GFCI PROTECTED WITH PROPER WEATHER PROOF BOX.
2. IF THERE ARE FOUR OR MORE STAIRS A HAND RAIL IS REQUIRED.
3. HIGH WEEDS, TRASH, DERELICT VEHICLES.
4. GUTTERS APPEAR TO BE CORRECT
5. STREET NUMBER CLEARLY VISIABLE

DECKS:

1. ACHORED TO THE HOUSE PROPERLY
2. ACHORED TO THE POST PROPERLY WITH TWO CARRIAGE BOLTS IN EACH POST.
3. JOIST HANGERS IN PLACE.
4. HAND RAILING AND GAURDS ARE SECURE AND PROPER HEIGHT.

SWIMMING POOLS:

1. 48 INCH BARRIER AROUND POOLS.
2. SELF CLOSURES ON GATES WITH LOCKING DEVICES. ALARMS ON THE DOORS ON THE HOUSES THAT LEAD TO THE POOL AREA.

NOTE: ALL RECEPTACLES ARE CHECKED IN SIDE THE HOUSE. IF A RECEPTACLE SHOWS "OPEN GROUND" AND IS ONLY A TWO WIRE WITH NO GROUND CIRCUIT IT SHALL BE REPLACED WITH A TWO PRONG RECEPTACLE OR A GFCI RECEPTACLE.

*THE OWNER HAS 90 DAYS TO MAKE THE CORRECTIONS.

*IF OCCUPANCY CHANGES THEN WE DO A NEW INSPECTION.

This is just a basic list of some of the items we are looking for please refer to the 2009 property maintenance manual for further information.