



Address: _____ Date of Inspection: _____

Requested by: _____ Inspector: _____

An Occupancy Inspection will be required for all existing structures upon any change in ownership or tenancy of such structures.

Disclaimer - The inspection approval does not constitute a guarantee or warranty from the building inspector or the City of Wright City. The following inspection requirements must be met before an occupancy permit will be issued to any residential structure within city limits. All structures shall meet the 2009 International Property Maintenance Codes including but not limited to the following requirements:

1. Water Supply systems and Sanitary Drain systems must be maintained and free from defects/leaks.

Pass Fail

Comments:

2. The Electrical system must be installed and maintained in a safe and approved manner

Pass Fail

Comments:

3. Electrical panel(s) must be inspected for any visible safety hazards, the condition of panel(s), breakers and service wires

Pass Fail

Comments:

4. Ground Fault Circuit Interrupter protections (GFCI outlets) are required in kitchens, baths, exterior outlets, garages, and unfinished basement areas

Pass Fail

Comments:

5. The Mechanical Heating system must be maintained and free from defects

Pass Fail

Comments:

6. Residential Smoke Alarms must be installed and working properly. Smoke Alarms are required outside of each sleeping area, one in each sleeping room, and one on each level of the home including the basement area. Carbon Monoxide Alarms must be installed on each level of the home if a gas appliance or fireplace is installed, or has an attached garage.

Pass Fail

Comments:

7. Sidewalks, walkways, stairs, and driveways must be free from hazardous conditions

Pass Fail

Comments:

8. The structure and exterior property must be free from rodent harborage and insect infestation

Pass Fail

Comments:

9. All exterior and interior stairways, decks, porches, and balconies must be structurally sound, properly anchored, and capable of supporting the imposed loads

Pass Fail

Comments:

10. All exterior and interior areas of the property must be maintained in a clean, safe, and sanitary condition

Pass Fail

Comments:

11. Grading and drainage must be maintained to prevent soil erosion, the accumulation of stagnant water, and damage to neighboring property. Grass/weeds must be maintained

Pass Fail

Comments:

12. All improved tracts of land (i.e. landscaped, installed lawn, berms, flower beds, shrubbery) must be maintained as such improvements require

Pass Fail

Comments:

13. All exterior surfaces of the structure including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, and decks, must be maintained in good condition and free from peeling and chipping paint. These surfaces must also be protected from the elements and decay

Pass Fail

Comments:

14. All foundation walls shall be maintained and free from open cracks and breaks

Pass Fail

Comments:

15. The roof and flashing must be free of defects. Roof drainage must be adequate to prevent dampness and deterioration to the walls or any interior portion of the building

Pass Fail

Comments:

16. All windows must be in sound condition, weather tight, and free from cracks and holes

Pass Fail

Comments:

17. All exterior and interior flight of stairs having more than four (4) risers must have a handrail. Any open portion of a stair, landing, porch, balcony, deck or ramp which is more than 30 inches above a floor or grade must have a guardrail not less than 36 inches high

Pass Fail

Comments:

Occupancy

Approved

Denied

Inspector: _____ Date Approved: _____