



# City of Calverton Park

52 Young Drive  
St. Louis, Missouri 63135  
Phone: (314) 524-1212  
Fax: (314) 524-2012

---

## Sample Inspection Checklist

1. Roof (Flashing, Shingles) sound condition, no loose or missing shingles, sheeting sound, no leaks.
2. Chimney and Flues sound condition, brick & mortar sound, rain caps and spark screens are code.
3. Sewer vents sound condition, no blocked, extend 1ft. above roof.
4. Driveway Surface sound condition, no open cracks or joints, slabs level and not sunken.
5. Carport Slab sound condition, no open cracks or joints, slabs level and not sunken, asphalt. Surfaces, sound and sealed to prevent water penetration.
6. Walkways sound condition, no open cracks or joints, slabs level and not sunken.
7. Exterior Wall, Siding sound condition, paint in good condition, proper clearance to ground.
8. Trim Roof-Window sound condition, paint in good condition.
9. Soffit sound condition, paint in good condition.
10. Gutters & Downspouts sound condition, paint in good condition, clean and open, splash block, no leaks.
11. Attic Vents sound condition, paint in good condition, bird and wild life proof, proper size.
12. Windows sound condition, paint in good condition, glass no cracks or hold, putty ok.
13. Screens frames in sound condition, paint, good condition screens no holes or tears.
14. Porch and steps sound condition, paint in good condition, safety rail and handrail.
15. Carport posts, ceiling & screening in sound condition, paint in good condition.
16. Exterior Doors sound condition, paint in good condition, safety rail and handrail.
17. Patio sound condition, paint in good condition, good fit, lock or latch properly.
18. Hose bib Faucets operate properly with no leaks.
19. Air conditioner disconnect required for all outside serviced units installed per National Electric Code.
20. Electrical Wiring must meet National Electric Code Standards.
21. Electric Service must meet National Electric Code Standards.
22. Outlets/fixtures must meet National Electric Code Standards and be in good condition.
23. Garage (Detached) sound condition, paint in good condition.
24. Accessory Structures sound condition, paint in good condition.
25. Yard checked for weeds, trash, debris, drainage, and grass cover.
26. Trees and shrubs must clear roof and siding, removal of dead & dangerous limes or trees required.
27. Insect infestation a visual check for termite, roach, and any other insect activity is made.
28. Rodent harborage harborage under slabs, sheds, woodpiles, etc to be eliminated.
29. Fencing sound condition, wood fence supports to be inside of property per zoning code.
30. Public Sidewalk sound condition, slabs level, no sunken or raised concrete (trip hazard.)
31. Smoke Detectors operating smoke detectors in all bedrooms and in basement.
32. Carbon Monoxide Detector one located in the dwelling.
33. Living & Dining Rooms
  - a. Walls & Ceiling sound condition, no large holes or open cracks, paint in good condition.
  - b. Floors structurally sound, finish in good condition, or carpet with no tears or holes.
  - c. Doors sound, no holes, good fit when closed, latch/lock, bottom guides & tracks.
  - d. Outlets, switches, fixtures in good condition, installed and functional per National Electric Code standard.
  - e. Windows, glass sills und condition, paint in good condition, NO cracks or holes in glass.
  - f. (Other) fireplace / fan / smoke detector, or any other item not listed.



# City of Calverton Park

52 Young Drive  
St. Louis, Missouri 63135  
Phone: (314) 524-1212  
Fax: (314) 524-2012

---

## 34. Hallway

- a. Walls & Ceiling sound condition, no large holes or open cracks, paint in good condition.
- b. Floors structurally sound, finish in good condition, or carpet with no tears or holes.
- c. Doors sound, no holes, good fit when closed, latch/lock, bottom guides & tracks.
- d. Outlets, switches, fixtures in good condition, installed and functional per National Electric code standard.
- e. (Other) fireplace / fan / smoke detector, or any other item not listed.

## 35. (Unlisted type room) family room, den, recreation room, etc., or two separate living & dining rooms.

- a. Walls & Ceilings sound condition, no large holes or open cracks, paint in good condition.
- b. Floors structurally sound, finish in good condition, or carpet with no tears or holes.
- c. Doors sound, no holes, good fit when closed, latch/lock, bottom guides & tracks.
- d. Windows, glass, sills sound condition, paint in good condition, NO cracks or holes in glass.
- e. Outlets, switches, fixtures in good condition, installed and functional per National Electric Code standard.
- f. (Other) fireplace / fan / smoke detector, or any other item not listed.

## 36. Bedroom (Master)

- a. Walls & Ceiling sound condition, no large holes or open cracks, paint in good condition.
- b. Floors structurally sound, finish in good condition, or carpet with no tears or hole.
- c. Doors sound, no holes, good fit when closed, latch/lock, bottom guides & tracks.
- d. Outlet, switches, fixtures in good condition, installed and functional per National Electric Code standard.
- e. Windows, glass, sills sound condition, paint in good condition, NO cracks or holes in glass.
- f. (Other) fireplace / fan / smoke detector, or any other item not listed.

## 37. Bathroom

- a. Walls & Ceiling sound condition, no large holes or open cracks, paint in good condition.
- b. Floors structurally sound, finish in good condition, or carpet with no tears or holes.
- c. Doors sound, no holes, good fit when closed, latch/lock, bottom guides & tracks.
- d. Outlet, switches, fixtures in good condition, installed and functional per National Electric Code standard.
- e. Windows, glass, sills sound condition, paint in good condition, NO cracks or holes in glass.
- f. Exhaust fan required if no openable window, must exhaust to outside of house.
- g. Tub / shower sound sealed surface, no leaks from faucets, wall surface waterproof, drain valve functional or bar or screen in drain opening if stopped is used.
- h. Toilet sound condition, secure to floor, sealed to drain, flush property, no leaks.
- i. Lavatory sound sealed bowl surface, no leaks from faucets, drain pipe per Code, drain valve functional or bar or screen in drain opening if stopped is used.
- j. (other) fireplace / fan / smoke detector, or any other item not listed.

## 38. Bedroom (Named by location)

- a. Walls & Ceiling sound condition, no large holes or open cracks, paint in good condition.
- b. Floors structurally sound, finish in good condition, or carpet with no tears or holes.
- c. Doors sound, no holes, good fit when closed, latch/lock, bottom guides & tracks.
- d. Outlet, switches, fixtures in good condition, installed and functional per National Electric Code standard.
- e. Windows, glass, sills sound condition, paint in good condition, NO cracks or holes in glass.
- f. (Other) fireplace / fan / smoke detector, or any other item not listed.

## 39. Bedroom (Named by location)

Same as 38