

Inspection Fees and Information

Inspection Fee for Single Family Dwelling: \$40.00

Inspection Fee for Two-Family Dwelling: \$25.00 (per unit)

Inspection Fee for Multi-Family Dwelling: \$25.00 (per unit)

The above list of fees includes one (1) re-inspection.
Additional inspections will be \$28.00 each.

- ◆ To apply for a Residential Rental Inspection and Occupancy Permit the building owner must fill out an application, which can be obtained at the Information Desk at City Hall or on our website at: <http://www.BridgetonMO.com>.
- ◆ The City of Bridgeton requires a copy of the building owner and the tenant's photo I.D. prior to granting permission to occupy. Please make sure you have a clear copy of both when applying.
- ◆ Once the application has been processed, your inspector will call the number provided to set up a date and time of inspection.

Note: The City of Bridgeton does not issue an Occupancy Certificate for rental properties.

Applications shall be turned into the Information Desk at City Hall.

INSPECTIONS

- All Inspections are performed to the standards of the International Property Maintenance Code.
- The inspection performed is a visual inspection of the premises and common areas.
- A typical inspection will take approximately 30-45 minutes.
- The building owner is encouraged to accompany the inspector during the inspection.
- Your inspector will be happy to answer all questions during the inspection.

12355 Natural Bridge Road
Bridgeton, MO 63044

City of Bridgeton, Missouri

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Residential Rental Inspections

Single Family and Multi-Family Dwellings



Department of Public Works

12355 Natural Bridge Road
Bridgeton, MO 63044
(314) 739-7665

INTERIOR:

Walls and Ceilings

- Peeling or chipping paint
- Signs of structure damage
- Signs of water leakage

Floors

- Surface conditions
- Decayed subflooring

Doors

- Peeling or chipping paint
- Operates properly
- All hardware is intact

Windows and Screens

- Peeling or chipping paint on window frames
- Window operation and hardware
- Damaged or missing screens or windows

Stairs

- Handrails / Guardrails properly installed
- Damage or decay to treads and risers

Smoke Detectors

- Operates properly
- Properly located and in each bedroom and outside of each bedroom

EXTERIOR:

General Appearance

- Peeling paint
- Siding and/or brick tuckpointing
- Cracked foundation

EXTERIOR (continued)

General Appearance

- Gutters and downspouts
- Flue
- Retaining walls
- Driveway and sidewalk
- Roof Coverings
- Rodent and insect infestation
- Address numbering

Accessory Structures

- Storage sheds
- Car ports
- Swimming pools
- Decks
- Fences

Miscellaneous

- Over all health, sanitation, welfare, safety

ELECTRICAL:

Panel Box

- No openings in panel box
- Condition of the service entrance cable
- Condition of panel box

Wiring

- Proper terminations
- Over all appearance
- Any sign of deterioration

Switches / Outlets

- Missing covers

ELECTRICAL (continued)

- Operates properly
- Properly grounded
- Check polarity
- Check G.F.C.I. (s) (if applicable)

PLUMBING:

Sinks

- Cracked, damaged, rusting basin
- Signs of leakage
- Improper plumbing

Tubs and Showers

- Cracked and damaged
- Signs of leakage

Vent Stack

- Condition of vent stack and properly vented
- Signs of leakage

Water Lines

- Installation of water lines
- Signs of leakage or damage
- Main shutoff present and operating properly

Drains

- Approved type of drain
- Signs of leakage
- Operates properly

Water Heater / Furnace

- Proper flue connections/installation
- Electrical Connections
- Gas Lines

