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Residential Home Inspections

During residential home inspections, violations which compromise safety are frequently discovered. These issues can pose a risk to families. Simple measures like the ones mentioned below can make a substantial difference to your family's safety. If you have any questions or require assistance in safeguarding your home, please don't hesitate to reach out to the fire prevention bureau at 636-458-2100. Common residential home inspection violations include:

Bedroom Windows –

All bedroom windows must remain in the open position when raised without any other type of support. Locks installed on windows must be able to be opened without keys, special knowledge, or effort.

Carbon Monoxide Detectors –

One (1) approved carbon monoxide detector shall be installed outside each separate sleeping area in the immediate vicinity of the bedrooms. They are also recommended when the residential occupancy is heated by a fossil fuel (wood burning or gas) powered heating unit or contains an attached or enclosed garage.

Clothes Dryer Exhaust –

Dryer exhaust systems shall convey the moisture to the exterior of the structure.

Door Hardware Height –

Door handles, pulls, latches, locks, and other operating devices shall be installed 34 inches minimum and 48 inches maximum above the finished floor. Locks, including chain/slide catch

and swing types, used only for security purposes and not used for normal operation are permitted at any height. Manually operated flush bolts or surface bolts are not permitted.

Door Locks on Egress –

Interior locks must be able to be opened without keys, special knowledge, or effort. Thumb turn locks are permitted.

Electrical Extension Cords –

Extension cords are not allowed for any type of permanent wiring service.

Electrical Junction Boxes –

All electrical junction boxes shall have cover plates installed.

Electrical Multi Plug Adaptors –

Multi plug adaptors are not allowed. These are devices that convert 2 outlets to 3 or 6 outlets.

Electrical Panel Box –

No double lugging allowed within the panel box. One wire per breaker or fuse will be allowed. If holes exist at missing breakers, install blank covers.

Electrical Receptacles Cover Plates –

All electrical outlets shall have a cover plate and be secured to wall. All grounded type outlets (three prongs) must be properly wired.

Electrical Receptacles GFCI –

All receptacles within six feet of the kitchen sink measured along the wall, all bathroom receptacles, all receptacles in an unfinished basement, all outside receptacles, all garage receptacles, and all receptacles in the crawl space shall be protected by ground fault circuit interrupter (GFCI).

Electrical System Hazards –

Where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring, installation, deterioration, damage, or for similar reasons the fire marshal shall require the defects to be corrected to eliminate the hazard.

Fireplaces –

The interior walls of the firebox shall not have any large cracks.

Flashing –

Flashing is required around all plumbing pipes in the basement. Utilize number 22 thru 26 gauge or higher sheet metal, aluminum is not acceptable.

Garage Attic Access –

Attic access opening must be 22 x 30 inches minimum in size. Access panel shall not have any broken edges or gaps. Panel shall be the same thickness of what exists over rest of garage, 1/2 or 5/8 inch type X drywall. If there is an attic pull downstairs system installed, the wood panel must be covered with 1/2 or 5/8 inch drywall to maintain fire rating. A frame constructed of 2x4 lumber is required around the stairs to maintain the fire rating and around the opening if there are no stairs.

Garage Door Opener –

All garage door openers must plug directly into an outlet. Extension cords are not permitted.

Garage Duct Penetration –

Ducts in the garage and ducts penetrating the walls or ceilings are not allowed to be left exposed (only number 22 thru 26 gage or higher sheet metal is acceptable). They must be

covered with the same material covering the walls and ceiling. Opening from the duct work into the garage is not allowed.

Garage Opening Protection –

Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and the residence shall be equipped with solid core wood doors no less than 1 ¾ inch in thickness or a twenty (20) minute labeled fire-rated door.

Garage Separation –

The garage shall be separated from the residence and its attic area by not less than 1 layer of 5/8 inch type X gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from habitable rooms above by not less than 5/8 inch type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8 inch type X gypsum board or equivalent. (The drywall size will vary with age of structure).

Handrails –

A handrail shall be on one side of each continuous flight of steps having four or more steps.

Height – Measured vertically from the step nosing, the handrail shall be not less than 34 inches and not more than 38 inches.

Guards – Open sides of interior stairs with a total rise of more than 30 inches above the floor shall have guards not less than 34 inches in height measured vertically from step nosing.

Smoke Detectors –

Single or multiple-station smoke detectors shall be installed and maintained in residential occupancies at all the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
2. In each room used for sleeping purposes.
3. On every floor of the dwelling unit, including basements, but not including crawl spaces and uninhabitable attics.

Street Address Number Signs –

Each structure shall have the address number displayed in a position easily observed and readable from the public right-of-way. All numbers shall be in Arabic figures. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. All numbers shall be a contrasting color to the background to which they are mounted. Trees and bushes may need to be trimmed to allow for a clear view of the numbers.

Vacuum System –

Vacuum system piping passing through a separation wall between the house and garage must be a steel pipe and fire caulked in the annular space at the pipe penetration. If a plastic pipe is used, a UL approved fire collar with the annular space at the pipe penetration caulked must be installed in accordance with the manufacture's recommendations on the garage side.