



September 03, 2009

Betty Cuniberti
353 Linum Lane
Webster Groves, MO 63119

RE: **353 Linum Lane**
Phone: **304-6283**

Dear Ms. Cuniberti:

The conditions listed below are the violations of the Existing Structures Code, which I noted in my inspection of **09/02/2009**. The Code requires deficiencies, if any, to be corrected before an Occupancy Permit is issued. An Occupancy Permit is required of a new Occupant. Occupancy of these premises is limited to one family of no more than 5 members. (Please note that a "family" is one or more persons living as a single housekeeping unit. No more than 3 unrelated persons may live in the same dwelling).

Other means of abating the violation(s) may be approved. **If a permit is required to complete a repair, a licensed contractor must make application in person at City Hall. Please call 963-5332 to schedule a reinspection when work is completed.** One reinspection is included in your initial \$65 inspection fee. **An additional \$20.00 fee is due in advance for each reinspection thereafter.**

Should you have any questions, please contact me at the Department of Planning and Development at 963-5337. I am typically available in the office for phone calls **between 8:00 – 9:00 a.m. and 4:00 – 5:00 p.m.** Monday through Friday. Please take a moment to complete a "Customer Satisfaction Survey" available on the City's web site at www.webstergroves.org. Click on the *Planning and Development* tab to locate the simple form.

PLEASE NOTE THAT ALL OUTSTANDING WEBSTER GROVES PERMITS, IF ANY, MUST BE FINALED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.

Sincerely,

Mark McReynolds
Code Enforcement Officer

Enc. Summary Violations 353 Linum Lane

CITY MANAGER 4 E. LOCKWOOD AVE. (314) 963-5305 FAX 963-3398	CITY CLERK 4 E. LOCKWOOD AVE. (314) 963-5319 FAX 963-7561	FINANCE 4 E. LOCKWOOD AVE. (314) 963-5324 FAX 963-7561	PUBLIC WORKS 4 E. LOCKWOOD AVE. (314) 963-5315 FAX 963-5399	PLANNING 4 E. LOCKWOOD AVE. (314) 963-5332 FAX 963-7561	POLICE 4 S. ELM AVE. (314) 963-5400 FAX 962-6204	FIRE 6 S. ELM AVE. (314) 963-5400 FAX 962-4504	PARKS & RECREATION 83 E. GLENDALE (314) 963-5600 FAX 963-5685
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City of Webster Groves

353 Linum Lane

9/2/09

Summary

Kitchen

- 1. Kitchen Refrigerator:**
Replace the plastic water supply line for the ice maker with approved metal.

Bathroom

- 2. First Floor Bathroom Ceiling:**
Scrape, prime and paint all loose and peeling surfaces as needed. *Repair has been made.*
- 3. First Floor Bathroom Sink/Basin:** *Repair has been made.*
Repair the sink stop assembly.
- 4. First Floor Bathroom Shower/Surround:**
Repair the shower control valve.
- 5. First Floor Bathroom HVAC Source:** *Repair has been made.*
Install missing HVAC vent cover plates.
- 6. Basement Bathroom Sink/Basin:**
Increase the low hot water flow to 2g.p.m.
- 7. Basement Bathroom Toilets:** *Repair has been made.*
Install the missing water closet nut covers.

Basement

- 8. Basement Walls:** *Repair has been made*
Repair all drywall holes.

Plumbing

- 9. Drain Pipes:**
Replace all leaking sections of the waste stack exhibiting evidence of barnacles. PERMIT REQUIRED FROM THE WEBSTER GROVES BUILDING COMMISSIONER.

Garage/Carport

- 10. Garage Garage Doors:** *Repair has been made.*
Remove the cat door and repair the opening with 1 3/4" solid wood.

Exterior Surface and Components

- 11. Exterior Surface Exterior Electric Outlets:**
Replace the broken water tight cover plate at the front porch.

Roof

- 12. Gutters:**
Install the missing fascia wrap and secure the west gutter.

Lots and Grounds

- 13. Deck:**
Scrape, prime and paint all loose and peeling surfaces as needed.

The Laws Regarding Occupancy & Maintenance

Chapter 30 of the City Code, the Existing Structures Code, contains the regulations governing the occupancy and maintenance of property. It requires:

- City inspections of houses before they are sold or rented.
- City inspections of one-third of all apartment units annually.
- An occupancy permit will not be issued if the household size exceeds the occupancy level of the house and a Certificate of Compliance has not been issued.
- A conditional occupancy may be issued if all safety violations have been corrected and the buyer agrees to complete all remaining violations and order a re-inspection on or before the date specified by the Inspector. A signed affidavit is required.
- A house may be sold "as is", or a buyer may assume responsibility for some or all repairs, but may not be occupied until all safety violations are abated.

How To Schedule An Occupancy Inspection

Persons planning to sell or lease their home must schedule a City inspection.

- Schedule the inspection (or re-inspection) at least a week in advance by calling 314-963-5332.
- A \$65 fee (which includes the initial inspection and one re-inspection) must be paid at least 48 hours prior to the inspection. Any additional inspections needed are \$20 each.
- The inspection takes about 45 minutes to an hour to complete. An adult must be present if there are possessions in the house.
- A typed inspection report is usually available within five working days after the inspection and is mailed to the property owner and/or real estate agent.
- A Certificate of Compliance is issued to the homeowner after all violations noted in the report have been abated.

For more information, please contact:

The Department of Planning & Development

City of Webster Groves
4 East Lockwood
Webster Groves, MO 63119
Phone: 314-963-5332
Fax: 314-963-7561

aubuchond@webstergroves.org

This information may also be found on the
City of Webster Groves website at:

www.webstergroves.org

OCCUPANCY PERMITS

**HELPFUL INFORMATION
PROVIDED AS A COURTESY BY
THE CITY OF**



Information current as of July 2004

Common Violations Found During Inspections

Exterior

- Improper firewood storage (12" off the ground or on a paved surface).
- Broken or uneven sidewalk slabs.
- Missing handrails on stairs or decks.
- Missing guardrails on stairs or decks.
- Peeling paint on siding or trim.
- Branches on electrical service, or against the roof of the house.
- Debris

Interior

- Broken window glass or missing screens.
- Missing handrails on steps over four risers.
- Peeling paint on walls, ceilings, or trim.
- Damaged plaster or drywall.
- Fireplace tuckpointing.
- Unvented or unheated bathrooms.
- Double-hung windows with broken counterweights.

Fire

- Missing or inoperable smoke detectors.
- An attached garage lacking adequate fire-rated walls, ceilings, and doors.

Common Violations Continued . . .

Electrical

- Ungrounded or reversed polarity outlets.
- Extension cord wiring.
- Undersized electrical panels (60 amp with 6+ circuits).
- Improper or unsecured wiring, multiple circuits through joist holes.

Plumbing

- Improper (plastic) supply lines.
- Leaking sink traps, stacks, or laterals.
- Missing or deteriorated grout around bathtubs.
- Unvented fixtures.
- Inadequate water pressure.

Mechanical

- Gas appliance without a dedicated shut-off valve within six feet on the same floor level.
- Furnace and water heater vents missing three screws per joint.

This is not a complete list of code violations, but an example of items most commonly violated to help you prepare for your inspection.

The Department of Planning and Development has two Code Enforcement Officers that inspect and re-inspect more than 600 homes and 190 apartment units annually.

How To Obtain An Occupancy Permit

Persons intending to occupy a dwelling in the City of Webster Groves must obtain an Occupancy Permit before moving into the dwelling. The following are items the prospective owner or tenant should keep in mind:

- Apply in person at the Customer Service counter in City Hall from 8:00 a.m. to 4:30 p.m., Monday through Friday.
- Only the intended occupant can apply for an occupancy permit.
- Only one occupant needs to be present to apply. However, the application request Social Security numbers, employer information, and birth dates for each occupant of the residence.
- The fee for an occupancy permit is \$20 and must be paid at the time of application in cash or by check payable to the City of Webster Groves.

Note: A Certificate of Compliance means only that the violations noted in the City's inspection have been corrected. The City does not certify the condition of the property. Buyers are urged to have an independent inspection performed.