

Home Inspection Service

In addition to conducting inspections for permit related home improvements, the Housing Division of the Building Department also offers a homeowner inspection service. This service will provide any homeowner, whom requests in writing, a complete home inspection to identify code violations that may exist in a particular dwelling. A fee is assessed for every inspection made. Inspections requested by persons other than the property owner can not be authorized unless written permission for the inspection is submitted by the owner.

Application for this inspection can be obtained at the Building Department office at City Hall, Monday through Friday during business hours (8:30 A.M. to 12:00 noon and 1:00 P.M. to 4:30 P.M.). Application information shall include (1) address of the property to inspect, (2) owner of the property and their address, (3) name of buyer, (4) buyer's mailing address, (5) name and address of real estate agent, and (6) the party to contact for necessary arrangements to inspect the property.

The inspection of the home will include the exterior property areas, all appurtenant structures such as garages, the exterior condition of painting, roof, siding, porches, railings, foundations and all items mentioned earlier in the Guidebook under subsection "Exterior Check List".

The interior will also be inspected for safety and minimum maintenance standards. All heating and electrical equipment will also be checked. (See "Interior Check List" for all items which will be inspected.)

If any code violations exist, the property owner will be so notified and a copy sent to the party requesting the inspection. All inspections made by the Housing Department are enforceable inspections and a specified time to comply will be so indicated.

If the buyer of the property wishes to assume the known violations, he may do so by submitting a written statement to the Building Department.

Homeowners are permitted to perform any and all home improvements in his/her own dwelling, provided the required permits are obtained for all work except decorating and minor repairs. All work requiring a permit is subject to inspection by the Building Department to insure compliance with codes, which have been established for your safety and protection.