

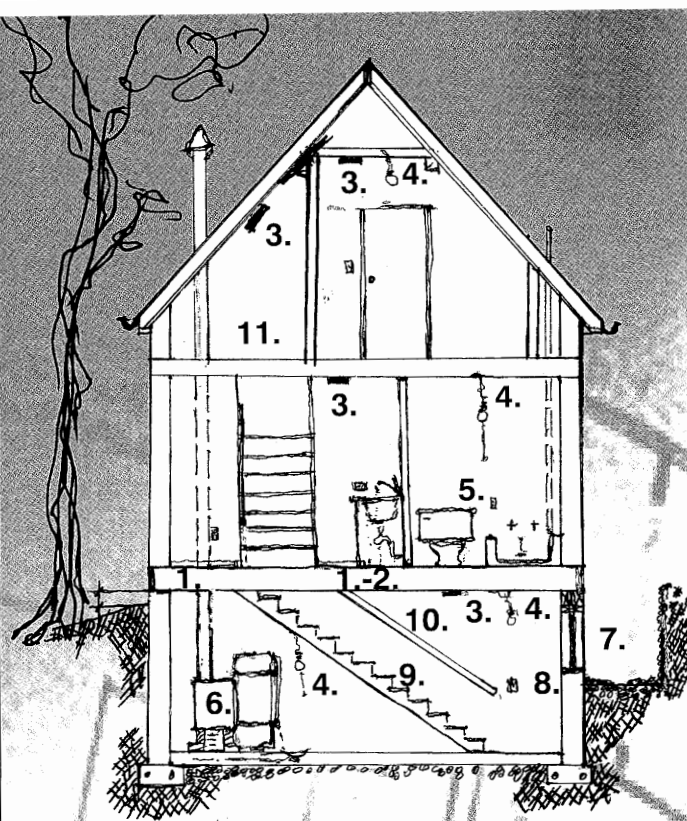
Be proactive. Get a voluntary housing inspection.



The City of Missoula is offering a housing inspection to look at egress, handrails, guardrails, heating system, location of smoke detectors and other safety concerns. Learn how to protect your residence with maintenance care, avoid deterioration and prevent health hazards by getting a voluntary residential inspection.

Landlords can benefit by advertising the certification awarded upon successful completion of Residential Inspection. Taking advantage of this service may reap dividends for the future.

The certification will provide information that verifies a safer healthier residence.



MISSOULA HOUSING INSPECTION CHECKLIST

Hazardous/Unsafe Conditions

- 1. Visible Water Damage in Building:** Look for visible water stains on walls, ceilings, floors and broken or rotted exterior walls that are deteriorating from lack of weather protection.
- 2. Leaking Plumbing Fixtures:** Look under sinks.
- 3. Smoke Detectors – Working/Missing:** Smoke detectors are recommended to be installed in each bedroom, adjoining hallways to bedrooms and on each floor of habitable space.
- 4. Exposed Electrical Wiring:** To be covered, protected and fastened securely in place. Fixtures in wet locations shall be marked suitable for wet locations.
- 5. Electrical Panel Covers Missing:** To be covered and protected.

Hazardous/Unsafe Conditions

- 6. Gas Furnace Serving More than One Dwelling Unit.**
- 7. Window Wells Appear Inadequate for Egress:** Area shall be 9 square feet with a minimum horizontal projection and width of 36 inches, minimum.
- 8. Sleeping Room Egress Window(s) – Noncompliant:** Every sleeping room shall have at least one operable window of 5.7 square feet minimum opening, height 24 inches minimum, width 20 inches minimum.
*See chart for approval.
- 9. Stairway Rise and Run Consistent:** Riser height 8.25 inches maximum, 4 inches minimum, and tread 9 inches minimum within flight of stairs. Shall not exceed a difference of 3/8 inches maximum.**
- 10. Handrails and Guardrails Not Present and/or Insufficient Height:** 34 inches minimum to 38 inches maximum height.**
- 11. Exiting – Obstructed Pathway:** Direct access through all exits to the outdoors.

Upon request, the following will be provided:

- Information Kit Regarding Mold Growth
- Information Sheet about Carbon Monoxide and Radon
- Carbon Monoxide Detector

CHART FOR APPROVAL ON EXISTING RESIDENCE

YEAR HOUSE CONSTRUCTED	NET OPENING SIZE OF WINDOW	MINIMUM OPENING DIMENSIONS	SILL HEIGHT MAXIMUM FROM FINISHED FLOOR
PRIOR TO 1964	6 Square Feet	None	None
1964 TO 1980	5 Square Feet	22 Inches Height and 22 Inches Width	48 Inches
1980 TO PRESENT	5.7 Square Feet	24 Inches Height and 20 Inches Width	44 Inches

**Dimensions may vary according to year of construction or installation.

HOUSING INSPECTION

Promoting Livability

The City of Missoula is introducing a new Voluntary Residential Inspection Checklist to help keep the reputation of being a great place to live. The goal of this new checklist is to assist in assuring the safety of residences by meeting the minimum housing standards. Healthier and safer available housing will help the quality of our neighborhoods and reduce substandard conditions in housing.



VOLUNTARY RESIDENTIAL Inspection Program

Purpose is to improve the quality of residential structures in the City of Missoula. A request for inspection may be made by the owners, landlords, agents, or tenants. The inspection will cover a checklist of items that constitute a substantial health and safety risk to the occupants and owners. To obtain an inspection, fill out a request form provided by the Building Department and pay an original inspection fee of \$15.00.

Contact: City of Missoula
Building Department
Phone: (406) 552-6630
Fax: (406) 552-6053

