



41 S. Central Avenue
Clayton, Mo 63105
(314) 615-4100

Residential Occupancy Inspection Report

Neighborhood Preservation: Protecting Property Values, Promoting Health & Safety

Incident #: 25NPS-02225

Date: 5/12/2025

Locator # 22L110030

HUETTNER JAMES E & PHYLLIS C T/E
931 BROWNELL AVE
SAINT LOUIS, MO 63122

Inspector: JOHN GRISHAM
(314) 615-7436
Owner: HUETTNER JAMES E & PHYLLIS
C T/E

Inspection expires: 8/11/2025 Inspection Status: **Fail**

Violation 931 BROWNELL AVE
Address: SAINT LOUIS MO 63122

Dwelling may not be occupied, including personal belongings placed inside prior to inspection approval

This day these premises are found to have the following violation(s) of County ordinances and codes.

IN VIOLATION Living room---304.13 Windows - Repair or replace broken glazing, seal, glass, sash cord, chains. Windows must properly function remain open without assistance. Windows on rental units within 6ft above ground or a walking surface shall be equipped with a such lock device (window balances)

IN VIOLATION Dining room---304.13 Windows - Repair or replace broken glazing, seal, glass, sash cord, chains. Windows must properly function remain open without assistance. Windows on rental units within 6ft above ground or a walking surface shall be equipped with a such lock device (bad window balances)

IN VIOLATION Kitchen---603.1 Anti Tip Device - Properly install approved anti-tip device per manufacturer recommendation (approved floor bracket required, no chains allowed)

304.13 Windows - Repair or replace broken glazing, seal, glass, sash cord, chains. Windows must properly function remain open without assistance. Windows on rental units within 6ft above ground or a walking surface shall be equipped with a such lock device (window balances)

605.2 Kitchen GFCI - All receptacles serving kitchen countertops, islands and peninsulas must be GFCI protected (to left and right of stove) (gfci to left of sink bad, replace)

IN VIOLATION Main Floor Bath---304.13 Windows - Repair or replace broken glazing, seal, glass, sash cord, chains. Windows must properly function remain open without assistance. Windows on rental units within 6ft above ground or a walking surface shall be equipped with a such lock device (window balance bad)

605.2 Bathroom Receptacle - Each bathroom must have a receptacle and all bathroom receptacles must be GFCI protected (receptacle should be gfci protected)

504.1 Clogged Drain - Properly correct all clogged or slow drains (sink)

IN VIOLATION 2nd Floor Bath---605.2 Bathroom Receptacle - Each bathroom must have a receptacle and all bathroom receptacles must be GFCI protected (two outlets)

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IN VIOLATION Master bedroom----304.13 Windows - Repair or replace broken glazing, seal, glass, sash cord, chains. Windows must properly function remain open without assistance. Windows on rental units within 6ft above ground or a walking surface shall be equipped with a such lock device (window balances bad)

704.2 Smoke Detectors - Replace missing or defective smoke detectors. Install smoke detectors per manufacturer instructions in each bedroom, on each floor and within 15 feet of all bedroom entrances (not working)

IN VIOLATION Bedroom 2----704.2 Smoke Detectors - Replace missing or defective smoke detectors. Install smoke detectors per manufacturer instructions in each bedroom, on each floor and within 15 feet of all bedroom entrances

304.13 Windows - Repair or replace broken glazing, seal, glass, sash cord, chains. Windows must properly function remain open without assistance. Windows on rental units within 6ft above ground or a walking surface shall be equipped with a such lock device (bad window balances)

IN VIOLATION Bedroom 3----704.2 Smoke Detectors - Replace missing or defective smoke detectors. Install smoke detectors per manufacturer instructions in each bedroom, on each floor and within 15 feet of all bedroom entrances

304.13 Windows - Repair or replace broken glazing, seal, glass, sash cord, chains. Windows must properly function remain open without assistance. Windows on rental units within 6ft above ground or a walking surface shall be equipped with a such lock device (bad window balances)

IN VIOLATION Bedroom 4----704.2 Smoke Detectors - Replace missing or defective smoke detectors. Install smoke detectors per manufacturer instructions in each bedroom, on each floor and within 15 feet of all bedroom entrances

304.13 Windows - Repair or replace broken glazing, seal, glass, sash cord, chains. Windows must properly function remain open without assistance. Windows on rental units within 6ft above ground or a walking surface shall be equipped with a such lock device (bad window balances)

305.3 Interior Organic Growth - All interior surfaces shall be maintained in good, clean and sanitary condition (wall and ceiling in front corner)

IN VIOLATION Hall Second Floor----304.13 Windows - Repair or replace broken glazing, seal, glass, sash cord, chains. Windows must properly function remain open without assistance. Windows on rental units within 6ft above ground or a walking surface shall be equipped with a such lock device (bad window balances)

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This day these premises are found to have the following violation(s) of County ordinances and codes.

IN VIOLATION Basement----703.1 Fire Blocking - Properly close openings in walls, floors and ceilings. Approved materials are 3/4" plywood, 1/2" drywall, 22 ga. steel and approved fire caulk. Do not use expanding foam (flash around plumbing stacks, and open chases (tub))

305.3 Interior Organic Growth - All interior surfaces shall be maintained in good, clean and sanitary condition (wall along stairs)

704.2 Smoke Detectors - Replace missing or defective smoke detectors. Install smoke detectors per manufacturer instructions in each bedroom, on each floor and within 15 feet of all bedroom entrances

IN VIOLATION Utility Room----604.3 Electrical Wiring - Remove or replace deteriorated or improper electrical wiring. Remove all extension cords used as permanent wiring (romex wire spliced to knob and tube, have a licensed electrician correct wiring in ceiling)

603.2 Flue Pipe - Properly install flue using correct material. Replace all deteriorated sections or sections of incorrect material (improper lapping on water heater flue)

604.3 Receptacles - Correct all incorrectly wired, inoperative, open ground or loose receptacles (open grounded 3 prong receptacle in ceiling)

IN VIOLATION Garage----604.3 Electrical Wiring - Remove or replace deteriorated or improper electrical wiring. Remove all extension cords used as permanent wiring (fluorescent light plugged into screw in adaptor, not allowed)

IN VIOLATION Exterior----304.12 Handrail and Guardrail Installations - Replace missing balusters and secure where loose. Spacing is 4" maximum between balusters. New handrails shall be 34 to 38 inches above stair treads or floors. (back porch over 30 inches in height, improper guardrail)

clean backyard, remove all overgrowth, debris, tree limbs, remove overgrowth off garage*

IN VIOLATION Additional Area----Carport:

605.2 Exterior Receptacles - All exterior receptacle shall be GFCI protected. GFCI's shall have appropriate cover for wet locations (all outlets under carport should be gfcI protected and have weatherproof covers)

605.1 Cover plates - Install proper cover plates for all receptacles, switches, junction boxes as required. Install all knock out plugs where required (open junction box)



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This day these premises are found to have the following violation(s) of County ordinances and codes.

Contact Phone #: 314-435-5027

Occupancy Status: Occupied

Dwelling Occupancy Limit: 11

Permits Required:

Permits Obtained:

General Inspection Information

Allowable fire blocking material is ½" drywall, ¾" plywood, 22 ga metal with approved fire caulk, no foam allowed

Dwelling shall be cleaned to move in condition prior to final inspection

When a permit is required the contractor must be licensed in St. Louis County

For inquiries, please call Neighborhood Preservation at 314-615-4100. Office hours: M-F, 8:00am-4:00pm.

You are being issued this Notice of Violation because it is our understanding that you are the President, Trustee, Organizer or Registered Agent of the recorded owner of this property. We assume you are a person responsible for this property and if the violations are not abated by the compliance date, we will forward the matter to the St. Louis County Counselor's Office for prosecution or other legal action. If you are not responsible for this property, you must notify us immediately, informing us who is responsible for this property and provide their contact information including name, mailing address and phone number.

Application for appeal. Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal within thirty days to the Manager of Neighborhood Preservation, or the Neighborhood Services Division Manager. Every effort will be made by the Manager, or Division Manager, to give the matter a proper airing utilizing appropriate inspection staff. An appeal shall be based upon a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of compliance will be used.

Failure to comply with the Property Maintenance Code, Chapter 1110 of the Saint Louis County Revised Ordinance will result in this case being referred to the St. Louis County Counselor. In that event, this case will be placed on a Municipal Court Docket and you could be summoned to Court. The Court could levy a fine not to exceed one thousand dollars (\$1,000.00) for any one offense and/or imprisonment in the County Jail for not more than on (1) year. If you are summoned to court, minimum court costs will be assessed.