



RESALE INSPECTION CHECKLIST

The following are the most common violations found during the Resale inspection process. Please note the items listed below ARE NOT an all-inclusive list, but only the most common violations noted.

Building Interior/Exterior

1. Install guard railings on all surfaces 30" or higher including stairs, porches, decks, etc.
2. All stairways with 4 risers or more must have graspable handrail
3. Smoke detectors required in every bedroom, hallway near bedroom and on every level either hard wired or 10-year lithium batteries
4. Address on home readable from the street (4" numbers)
5. Windows must be in working order and require screens
6. All existing sleeping areas must have egress window
7. Kitchen must have fire extinguisher minimum 1A10BC
8. Porches and decks must be in good condition with no trip hazards, guard rails if 30" or higher, and steps must be secure with handrail where required (4 or more risers)
9. Trip hazards in driveway, sidewalks, and porches must be repaired or replaced
10. Roof-no leaks and in good condition
11. No evidence of mold or a mold test will be required
12. Accessory structures must be minimum of 10' from house or it is considered part of the home and must be fire rated

Electrical Interior/Exterior

1. All outdoor receptacles require GFI protection and in use covers
2. Outdoor light fixture with switch required at all exterior doors
3. Service drop must be 10' above grade and 12' above driveway
4. Service cable must be in good condition or replaced
5. Install #6 copper ground from service panel to water meter
6. Label all circuits in service panel
7. All receptacles in out buildings including garages, barns, sheds etc. require GFI protection
8. GFI protect outlets in kitchen within 6' of sink
9. GFI protect outlets in bathroom within 6 feet of water supply
10. All receptacles, switches and boxes must have covers
11. Replace any painted or broken receptacles
12. All 3 prong outlets must be grounded or GFI protected, if non grounded must be 2 prong or GFI protected

13. Discontinue extension cords used instead of proper wiring
14. Bedroom and Closet light fixtures must be enclosed (No open bulb fixtures)
15. 3-way lighting required at stairs
16. Correct exposed wiring- on surface, below joists, and on walls in basement. Open wiring must be drilled through joists or walls

Plumbing Interior/Exterior

1. Vacuum breakers required on all hose bib outlets-outside faucets, laundry faucets, lawn sprinkler drains
2. Convey water away from the building
3. Plastic water supply piping materials are not permitted within the first 16" of the water heater
4. Water Heaters require a full-size pressure and temperature relief valve installed in the top 6" of the tank, and must have a discharge pipe extended to within 4" of the floor
5. Plug or cap unused sanitary drains
6. All penetrations shall be protected, and fire stopped (basement ceiling area)
7. All hot water faucets shall be located on the left side
8. All plumbing fixtures shall completely drain all liquids to prevent health hazards
9. All faucets and toilets shall be defect free and in good working condition
10. Replace all deteriorating sanitary piping
11. Laundry tub must be mounted (not loose)

Mechanical Exterior/Interior

1. Furnace inspection required by a licensed HVAC contractor and report sent to the building department
2. Dryer venting must be smooth hard pipe with the joints running in the direction of the flow with foil taped joints and no screws. Any flexible transition must be as short as possible and must be labeled UL2158A Approved
3. All penetrations shall be protected, and fire stopped (basement ceiling area)
4. Bathroom exhaust fans must be in good working condition