



# **City of Gibraltar**

## **Pre-Sale Inspection Report Checklist**

### **FLATWORK:**

- Repair or replace section of driveway, approach, or sidewalk that are a trip hazard.

### **EXTERIOR PROPERTY:**

#### **Fences/Sheds/Retaining walls:**

- Repair, replace, or remove shed if in significant disrepair

#### **Vehicles/RV:**

- Remove the unlicensed and/or inoperable motor vehicles from the property.
- Remove or relocate the improperly stored recreational vehicles

#### **Insects/Rodents**

- The house has evidence of insect and/or rodent infestation (Extermination is recommended)
- The house is insect and/or rodent infested (Extermination is required)

#### **Swimming Pools:**

- Install a proper safety barrier around the pool/hot-tub
- Relocate the electrical service entrance cable a minimum of 10 feet horizontal from the pool structure.

#### **Municipal Water Fed Sprinkler System:**

- Install required required backflow preventer(s).
- Perform required backflow preventer test with licensed plumber- Test date \_\_\_\_\_

### **HOUSE EXTERIOR:**

- House Gutters and Downspouts
- Existing Gutters and Downspouts need to be disconnected from sanitary line.

#### **Porches and/or Decks**

- Repair or replace the cracked, displaced and/or deteriorated porch cap
- Property secure the porch columns
- Replace the deteriorated wood on the porch

#### **Exterior Stairways (porches)**



- Replace the deteriorated concrete step(s); replace with uniform risers
- Incorrect step height (8 ¼" Max.); replace with uniform risers
- Properly secure the porch steps
- Secure the porch stairway handrail
- Install a code compliant handrail on the porch
- Secure the porch stairway guardrail
- Install a code compliant guardrail on the porch
- Install a code compliant guardrail on the porch stairs

### **GARAGE STRUCTURE**

- Seal all penetrations or opening in the garage ceiling and or common walls with ½ inch drywall or fire rate caulk (if attached garage)
- The garage door leading to the interior of the house is required to be a minimum 20 minute fire rated door

### **INTERIOR**

#### **Smoke Detectors:**

- Install smoke alarms in the following locations: On every floor  level In every   
bedroom  In the basement Outside each separate sleeping   
immediate vicinity of the bedrooms area in the
- Replace the dead batteries in the existing smoke alarms
- Relocate the existing smoke alarms to the manufactures location instructions, or change the location to the ceiling.

#### **Interior Stairways:**

- Secure the handrail of the stairway leading to the second floor
- Install a code compliant handrail on the stairway leading to the second floor
- The Stairway a handrail height of the stairway leading to the second floor is incorrect
- Secure the guardrail on the stairway leading to the second floor
- Install a code compliant guardrail on the stairway leading to the second floor
- The stairway guardrail height on the stairway leading to the second floor is incorrect
- Install a code compliant guardrail on the open side of the raised floor surface

### **BASEMENT/CRAWLSPACE**

#### **Basement Stairway**



- Install a code compliant basement stairway handrail
- The Basement Stairway handrail height is incorrect
- Install a code compliant basement stairway guardrail
- The basement stairway guardrail height is incorrect

#### **Beams/Columns/Joist**

- The basement wood beam(s) is/are falling and requires additional support
- The floor joists are incorrectly notched and/or drilled and require additional support
- Replace the falling basement beam columns

#### **PLUMBING**

- Water service feed material: \_\_\_\_\_

#### **ELECTRICAL INSPECTION**

##### **Exterior/Service**

- Install a conveniently located wall switch for an outside light fixture
- Outside plugs shall be GFCI protected with weatherproof covers
- Replace defective \_\_\_meter socket \_\_\_top \_\_\_bottom service entrance cable
- Service drop shall be minimum 10 feet above finished grade
- Bond electrical to cold water pipe
- Bond Water Meter
- If neither of the above exist bonding should meet code
- Property cover any open spaces in the service panel
- Bond Water Meter
- Ground the electrical panel to the water meter
- Wire the \_\_\_swimming pool to code \_\_\_hot-tub to code or remove from the property

##### **Garage**

- All receptacles require GFCI protection
- Discontinue the use of extension cords in lieu of permanent wiring

##### **Basement**

- Correct the exposed and illegal wiring \_\_\_on surface \_\_\_below joist \_\_\_on walls
- Boxes shall have cover plates
- Cover all unused openings in boxes



- All receptacles outlets shall be grounded, including light fixtures, and be GFCI protected
- Install a GFCI outlet device at the laundry
- Discontinue use of extension cords in lieu of permanent wiring

**Bathrooms**

- Install a conveniently located wall switch for a light fixture
- All receptacles shall be GFCI protected (a minimum of one bathroom receptacle is required)
- Receptacle in bathroom light shall be removed or GFCI protected

**Kitchen**

- All receptacles shall be grounded type and grounded
- Receptacles within (6) feet of water must be GFCI protected (not to include garbage disposal)

**SMOKE ALARMS**

- Install smoke alarms in the following locations: On every  floor In every   
 bedroom In the immediate vicinity  of the  bedrooms In the   
 basement

**GENERAL**

- All receptacles, lights and switches shall be in working order and have cover plates
- Replace broken and excessive painted outlets and switches throughout
- Receptacle outlets shall have proper polarity and grounding
- Discontinue use of extension cords in lieu of permanent wiring
- Stairwells with (6) or more risers shall be 3-way switched with lighting to illuminate the stairs

**MECHANICAL INSPECTION REPORT**

**Exterior**

- The combustion chamber of all fuel burning equipment located in the garage shall be 18-inches minimum above the floor

**General**

- Heat exchangers must be tested and certified (attached certification to this sheet)

Tested : Yes/No	Date:
Pass / Fail	Contractor:





Flat

Work\_\_\_\_\_

Exterior Property\_\_\_\_\_

House Exterior\_\_\_\_\_

Garage Structure\_\_\_\_\_

Interior\_\_\_\_\_

Basement/Crawlspace\_\_\_\_\_

Electrical\_\_\_\_\_

Mechanical\_\_\_\_\_