



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, fence, or retaining wall if in significant disrepair

Insects/Rodents

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

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, missing and/or defective
- Existing Gutters and Downspouts need to be disconnected from sanitary line.
- Berm Elevation Certificate

Porches and/or Decks

- Repair or replace the cracked, displaced and/or deteriorated porch cap
- Properly 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 1/4" 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

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 handrail height 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 an require additional support
- Replace the falling basement beam columns

PLUMBING

- Water service's feed material at the meter connection : _____

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
- Properly 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 level
- In every bedroom
- In the basement
- Outside each separate sleeping area in the immediate vicinity of the bedrooms
- 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.

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: |

Chimney and vent connectors from the gas appliance to the Chimney or B-vent shall:

| | |
|--|--|
| | Have ¼-inch per foot slope back to the gas appliance |
| | Be defect free (deteriorated) |
| | Be secured with metal screws |
| | Be sealed to the chimney |
| | Single wall connector shall have 6-inch minimum clearance to combustible material |
| | Double wall B-vent material shall have 1-inch minimum clearance to combustible material |
| | Approved U.L. listed solid fuel burning appliance shall have 2-inch minimum clearance to combustible |



| | |
|--|---|
| | Single wall wood burning connectors shall have 18-inch minimum clearance to combustible materials |
|--|---|

Dryer venting requirements: (Dryer exhaust ducts shall be rigid metal and have a smooth interior surface with the joints running in the direction of flow. Any flexible transition ducts shall be as short as possible and must be labeled- UL2158A approved):

| | |
|--|--|
| | Vent terminal shall be 12-inches above the outside grade |
| | Vent terminal shall be 10-feet from any air supply intakes |
| | Vent terminal shall be 3 feet from the gas meter |

Boiler requirements:

| | |
|--|---|
| | Steam boilers require a low water cutoff |
| | Hot water boilers require a flow switch |
| | All boiler relief and pop-off valves must be in the vertical position |
| | Water supply to the boilers requires a double check valve assembly |
| | Water supply to the boilers requires a reduce pressure zone type backflow preventer |

Inspector: _____

Inspection Date: _____

Notes: _____

Permits Required:

Flat Work _____

Exterior Property _____

House Exterior _____

Garage Structure _____

Interior _____



Basement/Crawlspace _____

Electrical _____

Mechanical _____