

# **TYPICAL ITEMS COVERED IN ALL RESALE INSPECTIONS**

## **1. Sidewalk Condition**

- a. Public Sidewalks and Parkway walks must have no trip hazards.
- b. Cracked sidewalks must be replaced.
- c. Sidewalks not to be worn or deteriorated.

## **Concrete Stairs**

- a. Broken concrete stairs that pose a trip hazard must be replaced or repaired
- b. Any concrete or asphalt that poses a hazard must be replaced.

## **2. Electrical**

- a. 100AMP electrical service is the minimum requirement for all single family homes.
- b. BX or Greenfield is not allowed in lengths over 6 feet. Romex or exposed wiring is not allowed at all.
- c. Extension cords are not allowed for permanent power extension.
- d. All outlets within 6 feet of a water source, bathrooms, counter top spaces, unfinished basements, garages and outdoor locations must have G.F.C.I. (Ground Fault Circuit Interruption) receptacles or breakers.
- e. A #6 ground wire with approved saddle clamps must be installed on the water meter and connected on both the street and house side.
- f. Close and blank any open electric box knockouts and any open circuit breaker spaces. Mini breakers are not approved.
- g. Overhead electric service to garages is permitted if it meets Electric Code Requirements.
- h. All receptacles must be three (3) prong type.

## **3. Address Number**

- a. Address number shall be placed on all buildings and shall be placed so as to be easily read from the curb in the front of the building and the alley in the rear of the building.

## **4. Fire and Life Safety**

- a. Smoke Detector must be located within 5 feet of bedroom(s) and one per level, including basement but not including unoccupied attic space. They must be in good working order and are subject to a field test upon inspection.
- b. Any potential Fire Hazard must be removed.
- c. All stairways over 2 steps must have a least one handrail.
- d. Any required fire extinguishers must have a current and valid test tag correctly dated.
- e. Exit doors cannot be bolted, sealed, or blocked in such a manner that prevents exit without special knowledge or tools.
- f. Exit doors cannot require a key to unlock from inside of building. There must be thumb latch.

## **5. Decks and Porches**

- a. The proximity of the electric service to your deck or porch must meet the current safety requirements (10 feet above deck/porch floor).
- b. Any deck or porch found to be in an unsafe condition will be subject to all current deck specifications including posts, beams, rails and stairs.

## **6. Plumbing**

- a. All flue pipes must be firmly attached and properly sealed to the chimney and must slope downward from the chimney to the furnace or water heater. All water heaters must be equipped with a temperature and pressure relief valve with piping to bring the relief water and steam approximately 3 inches above the floor.
- b. Plastic water lines are not allowed.
- c. All plumbing fixtures must be vented properly.
- d. Sediment traps (Drip cap) are required on all gas lines before they connect with gas valves.
- e. Flexible gas lines must be replaced with Black Pipe on furnaces, boilers and water heaters.
- f. Sump pit must have a correctly installed cover.
- g. Water leaks of any kind are not permitted and must be repaired.
- h. Adequate water pressure at fixtures are required.

## **7. Property Maintenance.**

- a. The house and property must be in compliance with Village Property Maintenance Code.
- b. Any exterior maintenance issued that present a blight issued will be asked to be corrected.

## **8. Swimming Pools**

- a. Check for electrical wiring hazards both ground and overhead wires.
- b. Safety fence must be 6 feet high.

## **9. Zoning**

- a. Property use is in accordance with Zoning Code.

The Code Enforcement Office/Inspector is not limited to the above items and may request additional items be corrected if he/she notes a life safety issued and/or code violation should they present themselves upon inspection.

- a. Illegal apartments must be removed and area de-converted to proper zoning. Adequate parking-2 parking spots for each apartment.
- b. Heating unit and hot water tank in good working condition.

**Note: One Re-Inspection is allowed – A fee of \$50.00 for every re-inspection past one.**