



# Resale Inspection Items

This is a comprehensive list of the types of health and life safety code items and local regulations normally checked during a typical resale inspection. **Each item is checked to the codes that were in effect at the time the house was originally constructed (or any subsequent work was done).** Codes can be revised every three years, so the specific details of the requirements will vary from house to house depending on the date of construction or subsequent permits.

## Air Conditioner

- ❖ **Wall Unit:** Disconnect, branch or dedicated circuit, wiring methods and materials.
- ❖ **Central Unit:** Disconnect, wiring methods and materials, condensate/overflow.

## Bathroom(s)

- ❖ **Water Closet:** Ballcock, critical level, water connector.
- ❖ **Shower Enclosure:** Height, glazing, piping, caulking.
- ❖ **Sink:** See plumbing section
- ❖ **Electrical:** Operable fan if a window isn't present, grounding of electric wall heaters, GFCI, etc...

## Bedroom(s)

- ❖ **Emergency Egress:** Must have an approved door/window to the exterior (no opening/door allowed between a garage and a room used for sleeping purposes).
- ❖ **Smoke Detectors:** See smoke detector section

## Electrical (general)

- ❖ **Devices:** Secured, approved materials/methods, correct wiring, coverplates, knock-out seals, no extension or zip cords, accessibility, no ungrounded light fixtures within immediate vicinity of sink/laundry/water source, proper installation and support of paddle fans.
- ❖ **Wiring:** Approved materials/methods, protection, connectors, no extension/zip cords.
- ❖ **GFCI:** Where required, properly functioning.
- ❖ **Main Panel or Subpanel:** Cover/deadfront panels, circuits properly sized and labeled, separate circuits where required, tie bars/clips @ twin 240V breakers, blanks at missing knock outs, accessibility, "S" type for 15/20 amp fuses.

## Fireplace/Insert/Wood Stove

- ❖ **General:** Grouting within firebox and at hearth, adequate hearth depth/width, clearance to combustibles, exterior masonry chimney not pulled away from the house.
- ❖ **Gas Log Lighter:** Gas line and shut off installation.
- ❖ **Artificial Gas Logs:** Positive/permanent ventilation @ damper.

## Furnace/Heating Unit

- ❖ **Combustion Air:** Adequate vents or volume, positive separation.
- ❖ **Gas Line:** Shut off handle, connector.
- ❖ **Miscellaneous:** Condensate line, overflow line.
- ❖ **Venting:** Material, clearance to combustibles, continuous, pitch.

## Garage

- ❖ **House/Garage Door:** Adequate firewall integrity, no animal access, self closing (if built since 1976)
- ❖ **Electrical:** wiring/disconnect for any garage door opener, GFCI where/if required, no zip/extension cords, free floating wiring.
- ❖ **Firewall:** Integrity, penetrations, proper protection of any attic access door.
- ❖ **Miscellaneous:** Overhead storage integrity, garage conversions (habitable vs. non-habitable) and effect on off-street parking and firewall requirements, no exposed vapor barriers @ any insulation.

**GFCI** - Operable ground fault circuit interrupter protection is required for 120V receptacle outlets at the following locations **only if** the dwelling (or subsequent remodel/addition) was constructed **since the dates indicated**.

- ❖ **A/C Compressors:** Since July, 1981 (w/in 25' of units @ grade).
- ❖ **Basement:** Since January, 1990.
- ❖ **Bathroom(s):** Since July, 1981.
- ❖ **Kitchen:** Since January, 1990 (@ counters, etc.. w/in 6' of sink).
- ❖ **Garage:** Since July, 1981 (if any within 8' of the floor excepting designated appliances). Since January, 1990 (if within 8' of the floor excepting designated appliances, and there must be at least one such outlet provided).
- ❖ **Exterior (and accessible to grade):** November, 1974 (If any exterior outlets there must be at least one such outlet with GFCI).
- ❖ **Pool/Spa/etc.:** November, 1974 (If any outlet within 10' to the waters edge). July, 1981 (Within 10 to 20 feet of the water's edge and there must be at least one outlet).

## Kitchen

- ❖ **Electrical:** Wiring methods/materials and electrical ground for all built-in appliances.
- ❖ **Dishwasher:** Air gap for discharge line, separate (with disposer only OK) 20-amp circuit.
- ❖ **Hood Fan:** Venting, seal around wall/ceiling penetration to negate potential fire path.
- ❖ **Disposer:** Drain, cord clamp/secure @ base, disconnect.
- ❖ **Sink:** See general plumbing section.

## Laundry Facilities

- ❖ **Standpipe:** Height, trap.
- ❖ **Deep Sink:** Secured to wall or floor, trap, anti-siphon protection if threaded end of faucet.
- ❖ **240V Outlet:** Shut-off valve, flex connector, capped if stub.
- ❖ **Dryer Vent:** Connector and/or ducting to exterior when required.

## Local Codes/Ordinances

- ❖ **Designated Low Price Units:** Eligibility for resale, declarations on file.
- ❖ **Energy Retrofit:** Minimum R-19 insulation in accessible attic areas (if dwelling unit built prior to 1976).
- ❖ **Smoke Detectors:** Operable, number/type required, locations.
- ❖ **Security:** Deadbolt locks, exterior lighting, front door safety glazing.
- ❖ **Visual Blight:** Inoperable vehicles, discarded appliances, accumulation of personal property where visible from the street.
- ❖ **Zoning:** Setbacks of building and accessory structures, off street parking, fencing and landscape height limitations within setbacks, limit on number of chickens and/or dogs (no roosters).

## Miscellaneous

- ❖ **Attic Area:** Minimum R-19 insulation, barriers where required to keep insulation clear of vents and recessed lights, kitchen/bathroom/laundry fans vented to the exterior, no zip/extension cord wiring, disconnects for attic or whole house fans.

**Note:** Attics are only inspected if the property is subject to the Energy Retrofit ordinance or if the attic is a walk in type that is easily accessible through a door in a second story wall. Such an attic area is usually only inspected for Retrofit/Insulation items or any accessible furnace or water heater. Occasionally, other deficiencies are noted in the normal course of the minimal attic inspection. Attics are only considered accessible if there is at least 30" between the top of the ceiling joists and the bottom of the roofing material.

- ❖ **Exterior:** Address house numbering, vent terminations and storm cap covers, broken windows, no bars on bedroom windows, weather-tight electrical devices and wiring, rodent proofing of attic and/or raised sub-floor areas.
- ❖ **Fire Department Approval:** Fire sprinklers systems required for flag lots, fire extinguishers and/or standpipes required for apartment complexes with more than 6 units.
- ❖ **Permits:** Obtain permits as required/applicable (see resale report and/or handout), any outstanding permits on file must be finalized.
- ❖ **Stairways:** Handrail provided/secured, guardrail with appropriate intermediate railings as applicable, rise/run, tread, returns, etc.
- ❖ **Yolo County Health Department Approval:** Public pools (at apartments, motels, etc).

## **Patio Cover (Trellis, Arbor, Pergola, etc..)**

- ❖ **Zoning:** Setbacks/location on property.
- ❖ **Construction:** Sizing/spans/installation of rafters/beams and connection to posts and house, post footings, posts and structural members a minimum of 3 feet from property lines unless 1-hour fire resistant construction is provided and approved.
- ❖ **Enclosures:** Approved materials/methods, consideration of light and ventilation (and any required egress) for effected interior rooms.

## **Plumbing (general)**

- ❖ **Drain Lines:** Approved materials/size/methods, “P” traps required, “S” or double traps not permitted, trap seal, drain slope, no leaks.
- ❖ **Supply Lines:** Approved materials/methods.
- ❖ **Venting:** Approved materials/methods, termination.

## **Pool/Spa/etc..**

- ❖ **Electrical:** GFCI protection as applicable, no receptacle outlet permitted within 10’ of the water’s edge, bonding of electrical components at equipment pad, no light fixtures within 5 feet of the waters edge.
- ❖ **Enclosure:** Fencing and gates as required by the Davis City Code, as well as more restrictive State of California regulations applicable only for installations (or permits obtained) since February 1994.
- ❖ **Location:** Minimum 5 feet from property line (and not in the front setback) per zoning ordinance.

## **Retrofit (Energy Conservation)**

(See note under Miscellaneous/Attic Area)

- ❖ **Access Door:** Backed with a minimum of R-19 batt. If through horizontal ceiling, weather-stripped and backed with minimum R-11 batt if through vertical wall.
- ❖ **Ceilings:** Minimum R-19 attic insulation in accessible attic areas of dwelling built prior to 1976.
- ❖ **Fire Safety:** Exposed vapor barriers not permitted, State of California regulations for insulation of areas with knob and tube wiring.
- ❖ **Walls:** Minimum R-11 insulation of walls within accessible attic areas and back of conditioned rooms/areas.

## **Smoke Detectors**

- ❖ **Audible:** Operable units with any light indicator or accessible button test properly functioning.
- ❖ **Location:** At hallway, top and bottom of stairways, bedrooms, basement, etc....in relation to changes in ceiling heights, doors that close off hallways, any whole house fan or return air grille in the ceiling, and any unusual hallway/floor plans.
- ❖ **Type:** 120V/permanantly wired units required for construction since November 1974, battery-operated units OK for pre-1976 and at additional locations as required by later codes or inspections.

## Sprinklers

- ❖ **Anti-siphon:** Vacuum breaker valves are required installed a minimum of 6 inches above the majority of sprinkler heads, no downstream valves are permitted after any atmospheric type sprinkler valves, anti siphon vacuum breaker devices are also required for related hose bibbs (exterior faucets) and any drip irrigation system
- ❖ **Supply Line:** Approved materials/methods, depth, support, tape wrapping of galvanized pipe where below grade (or within 6 inches above grade) and plastic pipe anywhere above grade.
- ❖ **Timer:** Approved electrical connection.

## Water Heater

- ❖ **Combustion Air:** Adequate vents or volume, positive separation.
- ❖ **Gas Line:** Shut off handle, connector.
- ❖ **Miscellaneous:** Seismic bracing, pipe insulation.
- ❖ **Pressure Relief:** Discharge line of approved material with proper termination.
- ❖ **Venting:** Material, Clearances to combustibles, continuous, pitch, screws @ single wall joints.

## Water Softener

- ❖ **Discharge Type:** Minimum 1” air gap for discharge line, drains to approved/vented “P” trap (laundry standpipe, laundry deep sink, etc.), approved electrical connection.
- ❖ **Exchange Tank:** Bond wire if necessary for electrical continuity.

## Notes to Buyer

The following are a few examples of the types of notations made for Informational purposes only (no action required at time of current resale):

- ❖ A room/area that is approved for non-habitable/storage use only.
- ❖ A room addition/garage conversion, etc...that is not approved for use as a bedroom.
- ❖ Designated low price unit restrictions.
- ❖ Existing, non-conforming overhead storage in garage.
- ❖ Existing, non-conforming features (i.e. pressure relief line, gas line, vent clearance, etc) of major appliances such as the water heater, heating unit, air conditioning unit etc...
- ❖ Existing, non-conforming unlisted spa.