

Residential Occupancy Inspections

Most Common Issues

Inform all callers this is a list of the most common problems and is not all inclusive or encompassing. We cannot do a complete inspection over the phone.

1. Electrical:
 - a. All electrical outlet and switch covers must be installed.
 - b. All electrical junction boxes must have covers.
 - c. No open spaces in the main electrical panel.
 - d. No extension cords to be used as permanent wiring.
 - e. Only one wire to each breaker { NO DOUBLE LUG }
2. Smoke Detectors:
 - a. All floors of the resident must have a working detector.
 - b. If basement has a living space the furnace room requires a separate detector.
 - c. If resident has hard wire smoke detector they need to be working { NOT REPLACED WITH BATTERY TYPE }
3. CO Detectors:
 - a. Must have a CO Detector on each floor if the home is equipped with any gas or wood-burning appliances.
 - b. Not required in a totally unfinished basement.
4. Address Numbers:
 - a. Each resident must have visible number(s) viewable from the street and must be a contrasting color and at least 3" in height. The address must be displayed in numerals and cannot be spelled out.
5. Garage / House Fire Separation:
 - a. A Fire separation wall to the house peak is required or the garage ceiling must have drywall with no holes and no heating vent to the area.
6. Fireplace:
 - a. We advise that the unit be cleaned before use.
 - b. Damper must be in working order, or permanently open.
 - c. No large visible cracks in a masonry fireplace.
7. Heating Equipment:
 - a. The flue is checked for rust spots and proper installation of flue to reduce the amount of CO in the home. This includes gas water heaters.
8. Miscellaneous:
 - a. Hand Rails
 - i. All steps with 4 or more risers must have a hand rail installed with a height of no more than 34".

