



Common Little Canada Repairs

(Page numbers refer to the Evaluator Guidelines, available on the city website)

Electrical:

- Grounding jumper wire at water meter missing or improperly clamped (p. ix)
- Any missing cover plate or open knockout (round hole) in any electrical box (outlet, switch, junction box, light, or panel)
- Empty breaker or fuse opening in the main electrical panel
- 3-prong outlet not grounded (p. xvii)
- GFCI outlet (the kind with test buttons) malfunctions (p. xvii)
- Bathroom outlets must be GFCI protected, either at the outlet itself, at a GFCI breaker in the main panel, or by another GFCI outlet in another room (p. xxiv)
- Smoke alarms are required on each floor, in the hall outside bedrooms, and inside every bedroom. Battery-powered are okay (p. xxii). (Multi-family buildings don't need them in bedrooms per Joel Hanson)
- CO alarm needed within 10 feet of every bedroom (10 feet walkable, not through walls or any door but one bedroom door (p. xix)
- Garage door opener on an extension cord (p. xxxiv)

Plumbing:

- Water off to building (p. xi)
- Cleanout plug missing in floor drain or drain obviously clogged (p. x)
- Water heater discharge pipe any problem (p. xii)
- Improper drain repairs (tape, rags, putty) (p. x)
- Water off to any plumbing fixture (sewer gas potential) (p. x)
- Sump pump drains to city sewer (p. x)
- Flexible gas connector is an obsolete type (p. xi)
- Gas shutoff not in same room within 6 ft. of appliance (p. xi)

Heating:

- 3 screws needed at each connection on water heater flues **and** furnace flues (p. xii, xv)
- Flue clearances improper (generally double-wall vent is 1", single wall vent is 6") (p. xvi)

Other:

- Fire extinguishers required in single family, duplex, triplex, 4-plex (p. xxii)
- Double-keyed deadbolts on doors (p. xxx, xxxiv)
- Fan vents or plumbing vents terminating in the attic (p. xxviii, #58.C.1)
- Exposed rigid foam insulation (p. xvi)
- Incinerator present (p. xvi)
- Broken, jagged glass anywhere (p. xviii)
- Basement door overswings the steps (no landing) (p. xviii)
- No address numbers on garage if garage is accessed through an alley (p. xxxiii)

Administrative:

- Every 4 years for 1 - 3 units. 4 or more, 25% per year
- Inspector files the first report, owner files the completion page
- Evaluator Guidelines are on the city website
- Permit info: 651-766-4043 (Steve Westerhaus, Building Official)
- Joel Hanson, city administrator for rental inspection program: 651-766-4040

***This list is not all-inclusive and is provided by Apple Home Inspections as a courtesy only.
For more information, see the full Evaluator Guidelines on the city website.***