

# Common Repairs for South St. Paul Rentals

## Electrical:

- Jumper wire missing = H
- Overfusing = H (p. 3)
- Outlet, switch, or any other electrical box missing a cover = H (p. 3)
- GFCI outlet not present in bathroom or at breaker in main panel = H. (No outlet = B, per city on 3-15-13) (p. 18)
- GFCI outlet malfunction = H (p. 11)
- 3-prong outlets not grounded = H (p. 3)
- Smoke detectors needed on each floor, each bedroom, in hall, no hardwiring needed (p. 16)
- CO detector missing = H (p. 13, 17)
- Garage door opener **or any appliance** on extension cord = H (p. ia, 29). Permit required to install an outlet.

## Plumbing:

- Discharge pipe any problem (water heater only) = H (p. 6)
- Drain repairs improper (tape, rags, putty) = H (p. 4)
- Gas lines old-style = H and permit required (p. 5)
- Gas shutoff not in same room = H (p. 5)
- Sump pump drains to sewer = H and permit required

## Heating:

- 3 screws needed at each connection on water heater flues **and** furnace flues or = H (p. 6, 10)
- Unlisted woodstove = H (p. 30)
- Incinerator = H (p. 10)

## Other:

- **NOTE:** Fire extinguishers required in all single family, duplex, triplex, four-plex units without common areas (p. 17). **Must be mounted on the bracket it came with**, on kitchen wall or in kitchen cabinet.
- **GARAGES:** Garages are inspected also.
- Garage firewall issues = H (p. 28)
- Address numbers missing or not 4.5" tall = H (p. 28)
- Double-keyed entry lock = H (p. 25, 29)
- Exposed foam insulation = H (p. 30, 31)
- Jagged glass = H (p. 14)
- Doors from individual units to common areas not fire-rated = H (p. 16)

## Admin:

- Every 4 years for everything, no 25% rule
- Common areas inspected every time
- Inspector files the 1st report. Owner files the completion letter.
- Permit info: 651-554-3220 | Rental program: 651-554-3204 | State Electrical Dept.: 651-284-5026

***This list is not all-inclusive and is provided as a courtesy only. For more information, see the city website or call Apple Home Inspections at 651-644-3999***