

# Common Repairs for Condominiums in Little Canada

(The complete Evaluator Guidelines are on the city website)

## Electrical:

- Any missing cover plate or open knockout in any electrical box (outlet, switch, light, junction box, panel)
- Empty breaker or fuse opening in the electrical panel or subpanel
- 3-prong outlet not grounded
- GFCI outlet (the kind with test buttons) not working
- 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. Best way to test is with an inexpensive tester available at any home store
- Smoke alarm is needed in the hall outside the bedrooms. Battery-powered is okay. (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)

## Plumbing:

- Improper drain repairs (tape, rags, putty, etc.)
- Water off to any plumbing fixture (sewer gas potential)
- Obsolete flexible-type gas connectors (permit required to replace)
- Gas shutoff not in same room within 6 ft. of the gas appliance

## Other:

- Double-keyed deadbolts on doors
- Broken, jagged glass anywhere

## General Info:

- 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 offered by Apple Home Inspections as a courtesy only. For more information, see the Little Canada website, or call Apple Home Inspections at 651-644-3999.*