



“Resale” Inspection Checklist

The primary focus of the resale inspection is to ensure that all structures and improvements **meet basic health and life-safety standards** as mandated through enforcement of State building codes.

The City inspection will identify any improvements that may have been constructed without benefit of City permits, so as to ensure that they meet these minimum health and life-safety standards such as:

- proper foundations and structural framing to assure maximum survivability in an earthquake
- safe electrical installations to prevent fire or shock
- proper sanitary installations for public health
- proper gas installations to prevent fire or personal injury
- appropriate fire resistance
- proper exiting – such as in case of fire or disaster
- room sizes and minimum light and ventilation to assure a healthy environment

The City inspection report may include any of the following types of improvements:

- Verification on the land use and number of dwelling units (e.g., inspecting for unpermitted/illegal Dwelling Units)
- Basement and/or Attic Conversions (conversion of storage/crawlspace to habitable space)
- Garage Conversion (the minimum size of a garage cannot be diminished by any improvements per the zoning ordinance – 2 car garage minimum 20 x 20; 1 car garage minimum 10 x 20; 2 car carport 18 x 19; 1 car carport 9 x 19)
- Building Addition(s) (Additional square footage added)
- Exterior Stairway(s) / Deck(s) / Balconies constructed or reconstructed
- Outlets Added / Recessed Lighting / Circuits for Appliances Added (all electrical work requires inspection)
- Plumbing fixtures added – water and sewer connections
- Kitchen Remodeled (New cabinetry constitutes remodeling). Plumbing and electrical connections
- Bathroom Remodeled - Tub, Shower, Vanity (Vanity only is typically not enforced)
- Hot Tubs/ Spas. Electrical connections and grounding. Hot tubs on elevated decks can create a structural hazard.
- Wood Stoves/Fireplace Inserts New gas line? New electrical?
- Water Heater / Boiler Replaced
- Furnace / Heat Pump / AC / Wall Heater Replaced
- Carports / Patio Covers/ Trellis/ Arbors/ Accessory Structures to ensure sound and safe foundation/framing and that there is no fire exposure to neighboring properties
- Windows / Exterior doors added or replaced to ensure that appropriate windows are safety glazed, adequate ventilation is provided, and fire exiting is provided for the safety of the residents