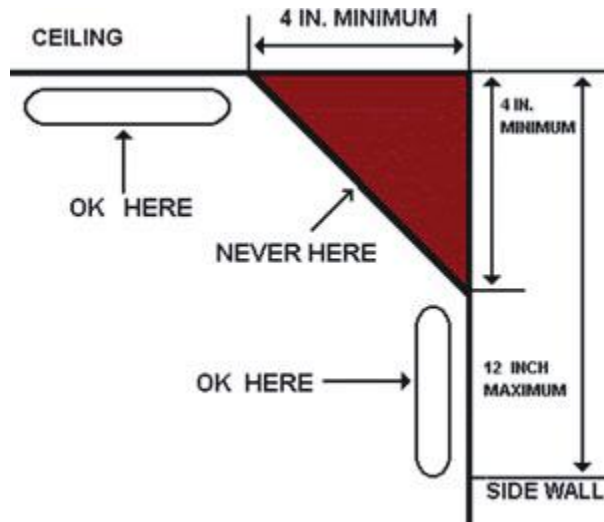


Common Required Repairs for Hopkins Truth-In-Sale of Housing Evaluations

Smoke Detectors

- One [smoke detector](#) is required on every level of the home in a common area. *Every smoke detector* must be functional and properly located.



Gas Appliance Venting (furnaces, boilers, water heaters, space heaters, etc)

- All gas appliances must be viewed in operation.
- Must have [proper clearance to combustibles](#).
Drywall is considered combustible.
 - For single wall vents, 6" is required.
 - For double wall (B-vents), 1" is required.
- Backpitched venting, rust holes, or [backdrafting](#) at the appliance requires repair.

Water Heaters

- Temperature and pressure relief valve discharge pipes must be full sized, not threaded at the end, and must terminate within 18" of the floor.

Gas Piping

- Every gas valve must be operable – if the gas valve is stuck, it requires repair. Evaluators are required to test every gas valve.
- Improper [appliance connectors](#) must be replaced
- Open / uncapped gas lines require repair.

Plumbing

- The water must be turned on.
- Abandoned fixtures must be made operational or removed.
- Leaking drains, clogged drains, holes in drains, holes in vents, or any gaps that could allow sewer gas in to the home must be repaired.
- [Floor drains](#) must have a cleanout plug present, and must be operational.
- [Toilet ballcocks](#) must be an anti-siphon type, and must be properly installed.

Electrical

- The power must be on.
- [GFCI outlets](#) that do not lose power when the test button is pushed.
- Any potential for electric shock – these items include:
 - Missing cover plates at outlets, switches, or junction boxes
 - Missing knockout plugs at electrical boxes
 - Missing circuit breakers or fuses
- Broken lights, outlets, or switches that create an immediate shock hazard.
- Extension cords being used in lieu of permanent wiring. The most common locations for extension cords are at garage door openers and water softeners.
- Spliced wires without a junction box
- Improperly terminated wires
- Evidence of tampering or oversized fuses / circuit breakers requires certification by an electrician.