

Common Hazardous Items for South Saint Paul TOS Evaluations

Smoke Detectors

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

Carbon Monoxide Alarms

- A functional [CO alarm](#) is required within ten feet of every room used for sleeping purposes. One-and-one-half story homes will always require a CO alarm in the upper level – the sleeping room starts at the top of the stairway, not the bottom.

Electrical

- Any [ungrounded three-prong outlets](#)
- Any ungrounded metallic light fixture and/or electric outlets installed since 2002 within 8' vertically or 5' horizontally of a grounded surface.
- Any outlets within 8' vertically or 5' horizontally of a water source must be [GFCI protected](#) if installed since 2002.
- Improper lights used in bath, toilet room, or shower compartments require repair (ie – gasketed lens in shower)
- Any potential for electric shock – these items include:
 - Missing cover plates at outlets, switches, or junctions boxes
 - Missing knockout plugs at electrical boxes
 - Missing circuit breakers or fuses
- Broken lights, outlets, or switches that create an immediate shock hazard. This includes GFCI outlets that are improperly installed or defective.
- 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

Plumbing

- Leaking fixtures, such as a leaking laundry faucet, require repair.
- Abandoned fixtures must be made operational or removed.
- Leaking drains, clogged drains, holes in drains, holes in vents, and any gaps that could allow sewer gas in to the home must be repaired.
- [Floor drains](#) must have a cleanout plug present, and must have a water seal trap.

Gas Piping

- Improper [appliance connectors](#) must be replaced
- Open / uncapped gas lines require repair.
- Every gas appliance must have a shutoff valve, and it must be located in the same room as the appliance

Furnaces / Boilers

- Excessive scale, flame distortion, or rust requires a certification.

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

- The venting 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.

Gas Clothes Dryers

- Disconnected dryer ducts, dryer ducts with holes, or dryer ducts with bypasses that re-direct the exhaust back in to the home.

Fire Separation at Garage

- If the garage is attached to the house or within three feet of the house, the fire separation wall must be kept in a professional state of repair, and the door between the house and garage must be proper (i.e. – solid wood or metal, no windows, etc).

