

CITY OF SOUTHGATE

EXTERIOR INSPECTION CHECK LIST

Every property sale requires an exterior sale inspection, these are **some** of the common items inspected however, additional items may be identified and noted:

Pools: All proper permits required (building, electrical, mechanical permits). placement, free and clear of overhead wires, not encroaching on lot lines or easements.

House numbers: Must be 4" minimum letter size on house – building code

***Fences & Decks:** Permits required. Should be maintained structurally sound and in good repair

Concrete Driveway, Sidewalk, walkways and Patios: Check for trip hazards of $\frac{3}{4}$ " or greater, cracks, raised, sunken, crumbling

Foundation: Check for exterior cracks, tuck-point scrape and paint as needed

***Sheds:** Must be permitted, be on a 4" concrete slab and have proper placement (not in easement, and off of lot line)

Windows and Doors: Check for rotted wood, screen, seals, cracked or missing glass

Handrails & Guardrails: Check handrails to ensure they are adequately secured and structurally safe, or required. Must be graspable. Guardrails are required for all structures over 30" in height. Handrails are required for anything over 4 steps and greater, 34" – 38" above nosing

Roofs: Make sure all shingles are intact – no leaks, small holes that allow the wood to rot underneath causing a structural hazard

***Porches:** Permits required. No wood front porches allowed. Check for any structural problems, significant cracks requiring tuck pointing or repair, excessive spalling or tipping effecting safety, missing railings, or sinking/sloping

Gutters and Siding: Make sure all gutters are secure, not sagging and pulling on fascia, no holes or leaking joints. Must be clean and free of all debris. Must have downspouts on home and garage. Siding must be all secure and not missing.

Paint: Check for excessive peeling, blistering or flaking that will require to be scraped and repainted

Dryer Vents: must have approved cover and be free of lint

Exterior Lights: Must have covers

Debris: Yard must be free from all debris (weeds, grass, trees, trash, animal waste, unlicensed vehicles, tires etc.)

Exterior electrical: Must be GFCI protected and have proper weatherproof covers

Hose spigot: Require vacuum breakers/backflow preventers

***IF A PERMIT IS REQUIRED AND WAS NOT OBTAINED – ALL NECESSARY PERMITS AND INSPECTIONS BY THE BUILDING DEPARTMENT WILL BE REQUIRED BEFORE A CERTIFICATE WILL BE ISSUED.**