

# Common Required Repairs for Minneapolis Truth-In-Sale of Housing Evaluations

## General

- Items that cannot be inspected are typically listed as repair items needing a re-inspection. This includes:
  - Water, electricity, or gas turned off
  - Garage locked
  - Attic access blocked by stored items

## 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.

## Smoke Detectors

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

## 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.

## Boilers

- Must have a proper [backflow prevention device](#)
- Gaps in the outer jacket, [exhaust gas leaks](#), or worn out seals require a safety check.
- Pressure relief valve discharge pipes must be made of metal, full sized, not threaded at the end, and must terminate within 18" of the floor.

## Furnaces

- Excessive rust or scorching requires a safety check.

## Water Heaters

- Temperature and pressure relief valve discharge pipes must be made of metal, full sized, not threaded at the end, and must terminate within 18" of the floor.
- Installations less than three years old must be completely 'up to code'. See [common defects](#).

- Every gas appliance must have a gas valve.
- Improper [appliance connectors](#) must be replaced
- Open / uncapped gas lines require repair.

## Plumbing

- Dishwasher drains must have a [high loop](#).
- 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 proper cleanout plug present, and must be operational.
- [Toilet ballcocks](#) must be an anti-siphon type, and must be properly installed.
- Laundry faucets and exterior faucets (sillcocks) must be provided with [backflow preventers](#) if a garden hose can be attached.
- [Faucet openings](#) located below the spill line of the fixture will typically require repair.

## Electrical

- A missing or improper [jumper wire](#) at the water meter
- [GFCI outlets](#) that do not lose power when the test button is pushed.
- [Missing circuit breakers](#) or fuses at panelboards
- Spliced wires without a junction box
- Uncapped and untaped wires that protrude from electrical boxes, creating an immediate shock hazard.
- Broken lights, outlets, or switches that create an immediate shock hazard.
- Evidence of tampering or oversized fuses / circuit breakers requires a safety check by an electrician. As a general rule of thumb, a 60 amp service would require a safety check if :
  - Several adder boxes are present – or
  - More than two 240 volt circuits are present

## Clothes Dryers

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

