

How to prepare for a 'Resale' Inspection

There are many items looked at during the resale inspection. From checking smoke detectors to verifying compliance to Novato Municipal Codes. Preparing for an inspection can be a simple process. Listed below are some items you can check and correct yourself for a smooth inspection.

1. Smoke and carbon monoxide detectors; dependent on when the home was built, AND if any permitted or non-permitted work has been performed, smoke and monoxide detectors are required on each level of the home, within the immediate vicinity of the bedroom(s). Additionally, smoke detectors may be required in each bedroom. In most cases, battery operated and dual purpose units will be acceptable.
2. All outlets, light switches, and electrical panel boxes are required to have cover plates.
3. In the garage; any exposed romex wiring (electrical lines) seven feet and below must be covered.
4. All gas appliances are required to have a shut off valve within 36 inches (three feet) of the appliance.
5. There are several code requirements for water heaters.
 - a. Temperature Relief Valve (TPR) attached on top of or side of heater
 - b. Overflow pipe from the TPR valve, ¾" in diameter, made of copper or galvanized piping and terminating no more than 2 feet and no less than 6 inches from grade. (Pipe cannot be threaded at end.)
 - c. Seismic restraints are required; measure 1/3 down and 1/3 up, secured to studs with ¼"x3" lag bolts. Restraints cannot interfere with controls of unit.
 - d. Dependant on time of installation, a grounding wire is required. Connected to the hot water line, to the cold water line, to the gas line.
6. A 'firewall' between the garage and home is required. Any holes/openings in the wall are required to be patched and sealed with sheetrock. (1/2" for walls; 5/8" for ceilings)
7. The door between the home and the garage is required to self close and latch and be of solid core or rated 20 minute.

The City of Novato takes pool/hot tub safety seriously. There are several requirements to meet pool/hot tub safety codes. Please see more requirements under 'Guides, Forms, and Policies' on our web site under 'Building Division'.

1. A barrier of at least 60 inches (5 feet) high is required. Perimeter fencing is acceptable.
2. All gates leading to pool/hot tub area are required to self close, self latch, and open away from the pool/hot tub area. There is an exception for hot tubs. A safety cover which complies with ASTM F 1346 standards is acceptable in lieu of gate requirements.
3. Dependant of time of construction and/or if sliding glass doors have been replaced; All doors leading to the pool/hot tub area are required to have an alarm which produces an audible warning when opened.

There are also items within the City of Novato Municipal Code which are looked at. Some items may require an immediate correction.

1. Fence height exceeding 6 feet in height on the property line. A permit is NOT required for a fence of 6 feet or lower. A permit can be obtained for a fence up to 8 foot in height with the top two feet being of lattice type design.
2. View obstructions in the first 15 feet of the front yard. Measuring from the home side of the sidewalk to 15 feet into the front yard, any bush, plant, barrier, etc. cannot be taller than 3 feet in height. Side yard for a corner property, the distance is 10 feet.
3. Vegetation encroaching onto the public right of way. All bushes and plants cannot block the sidewalk/street. Tree branches cannot be lower than 8 feet over the sidewalk.