



Hopkins Truth-in-Housing Evaluation – Commonly required repairs

It is a required evaluation of each residential property that is for sale. It provides prospective buyers with information about the condition of the house and garage. The evaluator will conduct a visual inspection of all aspects of the house and garage and rate them as "Meets Minimum Requirements, Below Minimum Requirements, Repair/Replace or Comment". The rating system is based on current codes.

- **Smoke detectors** are required at each level of home.
- **Electrical:** extension cords, open boxes, missing plate covers, missing knockouts and open splices are not allowed
- **Water heater and furnace vents:** must have required clearances to combustibles
- **Floor drain cleanout:** Must be plugged with an approved clean out plug
- **Water heater: PTR valve** must be properly installed and extension pipe must extend to within 18" of the floor.
- **Flexible gas appliance connectors:** Must be stainless steel and AGA approved. Approved piping is typically silver or yellow colored. Gray or brass connectors are typically not approved.
- **Backflow preventers** are required at exterior and laundry tub faucets with threaded ends
- **Leaking fixtures, piping and missing piping** must be corrected
- **Illegally installed basement plumbing fixtures** must be removed or corrected
- **Electrical, mechanical and plumbing systems** must be viewed in operation
- **Water meter bonding jumper** or ground connection to street side of meter is required
- **Watts 9D** in line check valve required at boiler fill line
- **Broken or cracked glass** that could cut someone must be corrected
- **Water flow** less than pencil width requires correction
- **Unsanitary conditions:** Excessive garbage, animal waste and vermin infestation are not allowed
- **Faucet and tub spigot openings** must be installed with an air gap over the tub or sink.

Call 952-707-1111 for quality service



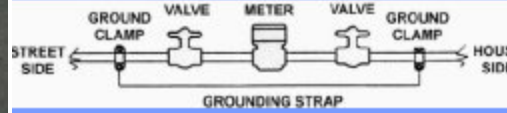
Backflow Preventer



Watts 9D



Approved Flex Gas Line



Water Meter Bonding Jumper
Clamps required at outside of shut-off valves.



Open Cleanout



Open Splices



Tub Spigot Below Rim