

Project # _____

Address: _____

**CITY OF SEASIDE
REAL PROPERTY DISCLOSURE REPORT CHECK LIST**

PASS FAIL

EXTERIOR

Required

- _____ _____ Backflow preventers installed at all exterior hose bibbs. (UPS 1003(i)) (1958)
- _____ _____ All doors leading to exterior must have deadbolts operable from inside without the use of a key or tool. (SMC 15.24.060 (b), (c)) (1989) (All residences)
- _____ _____ Exterior outlets to be GFCI. (NEC 210.22) (1971)
- _____ _____ Assigned address shall be installed on the residence and readily visible from the street. Address must be contrasting color and minimum three inches in height. (SMC 12.20.030) (1986) (All structures)
- _____ _____ Storage sheds must be at least 3' away from property line and at least 5' away from any other structure. There may be no more than 2 accessory buildings on a property, including any detached garages. Any storage shed over 120 square feet requires a building permit. (SMC 17.52.020)

Recommended

- _____ _____ Attic and floor vent must be properly screened. (UBC 2523) (1952)
- _____ _____ Landings (minimum 3' x 3') at all exit doors that swing to the outside. (UBC 3303(h)) (1970)

GENERAL

Required

- _____ _____ Illegal garage conversion: remove carpet from garage floor. (SMC 17.34.040(e))
- _____ _____ (*) Furnace and/or water heater vents properly installed with required clearances and combustion air requirements. (UPC 1307) (1958)
- _____ _____ (*) Heating equipment (water heater, furnace, etc.) located in a garage that generates a glow, spark or flame capable of igniting flammable vapors shall be installed with the pilots and burners or heating elements at least 18" above floor level. (UPC 1310) (1958)
- _____ _____ Approved fire rated or 1 3/8" solid core door installed from garage to residence with self-closing hinges. (Door must have deadbolt). (UBC TABLE 5-B) The overhead garage door should also be complete and operational.
- _____ _____ Firewall between residence and garage must be completely sealed. (UBC TABLE 5-B) (1952)
- _____ _____ Dryer vented to outside with damper in place. (Fire hazard if vented inside garage) (CMC 1104) (1985)

PASS FAIL

Recommended

_____ Label breaker switches. (NBC 110.22) (1965)

INTERIOR

Required

_____ Outlets and required electrical fixtures shall be operable or removed. (NEC 370.15) (1959)

_____ Any stairways with four or more risers shall have a complying handrail installed. (UBC 3305(g)) (1952)

_____ Smoke detectors shall be installed in all bedrooms. (SMC 15.22) (1982)

_____ Smoke detector(s) shall be installed as required in hall and adjacent rooms (with required battery backup). (SMC 15.22) (1982)

_____ Showerheads shall be 2.5 gallons at 80 p.s.i. (CEC) (1980) (All Residences)

_____ Safety glazing is required in shower doors/windows less than 60" above floor. (Based on the age of the home and/or recent window upgrades) (UBC 5406(i)) (1964) (UBC 5406(d)(s)) (1991)

_____ Toilets shall be 1.6 gallons per flushing cycle as specified. (CEC) (1980) (All Residences)

_____ (*) All window upgrades required to be permitted and up to existing codes. (CBC 310.4)

_____ Water heater shall be strapped with seismic ties per code. Ties shall be minimum one inch wide, 18 gauge galvanized or stainless steel straps installed on the upper and lower third of the water heater. Straps shall be secured to studs in the adjacent wall with minimum ¼ inch by 2 inch lag bolts. Plumber's tape is not an acceptable strap. (CPC 510.5) (All Structures)

_____ Temperature pressure (T/P) relief valve drain installed and piped to the exterior. Drain shall not be reduced in size and shall be plumbed with copper, galvanized or CPVC pipe. Proper grade to drain (no traps) to outside with 90° down. No threads on end 6" to 24" from grade. (Not allowed to terminate inside of building) (UBC 5107(f)) (1952)

Recommended

_____ Dishwasher air gap (or loop when applicable) complete and installed per requirements. (To prevent from bacteria contamination)

_____ Plumbing fixtures must be complete and operational. (UPC 907 (f))

_____ Insulate first 5 feet of hot and cold water lines from water heater. (CEC) (1980)

_____ Fireplace must be complete, including glass doors (CEC) (1980), hearth and damper (UBC 3713) (1952).

_____ Seal around toilet pedestal. (UPC 907 (b)) (1958)

(*) = Building Permit Required

