

Residential Re-Sale Inspection

**Prior to closing, each residential property is subject to a re-sale inspection.
The following items are checked as part of the inspection.**

Smoke Detectors:

Detectors are to be located on every level of a residence, (basement, first floor, second floor) excluding crawl spaces and unfinished attics, and in every separate sleeping area, between sleeping area and living areas such as the kitchen garage, basement or utility room.

In homes with only one sleeping area on one floor, a detector is to be placed in the hallway within 10 feet of the bedrooms.

In single floor homes with two separate sleeping areas, two detectors are required outside each sleeping area within 10 feet of that room.

In multi-level homes, detectors are to be located outside sleeping areas and at every finished level of the home.

Basement level detectors are to be located in close proximity of the basement stairwell.

Carbon Monoxide Alarms:

A (one) carbon monoxide alarm/detector shall be centrally located outside of each sleeping area within 10 feet.

Where bedrooms are separated and the audibility of the alarm or detector to the occupants within the bedroom area could be seriously impaired, more than one unit could be needed.

Each alarm/detector should be located on the wall, ceiling or other location as specified in the installation instructions that accompany the unit.

The alarm/detector can be battery or the electric plug-in type.

If you have a combination smoke/carbon detector it will need to be installed in accordance with the smoke detector placement in sleeping areas.