

## **CAN THE BUYER MAKE THE REPAIRS?**

Yes. The buyer must review the work order, submit a schedule for completion of the work order, determine the time of occupancy and removal of all immediate hazards, and sign a cash escrow agreement form supplied by the City of Richfield.

## **WHAT ABOUT RENTAL PROPERTY?**

All residential rental property is required to be licensed and inspected. Questions on rental licenses should be directed to 612 861-9882.

## **HOW DO I ARRANGE A HOUSING INSPECTION?**

WHERE: Richfield Public Safety  
6700 Portland Ave. (City Hall)  
Richfield, MN 55423 -- by mail  
or in person.

WHEN: Office hours are 8:00 A.M. to  
4:30 P.M., Monday through  
Friday. Phone 612 861-9882.

HOW: Fill out application, schedule  
inspection appointment  
allowing 2 hours for the  
inspection and explanation, and  
submit fee.

WHO: The person responsible for the  
repairs should be present  
during the inspection, if  
possible.

***Call 612 861-9882 If You Have  
Questions Or Would Like To  
Schedule An Inspection***

***If You Have A Complaint About  
The Program Or Would Like To  
Appeal A Work Order, Call  
Building Official Rick Regnier  
At 612 861-9860***

**CITY OF  
RICHFIELD**

# **POINT OF SALE HOUSING INSPECTION PROGRAM**



**Inspections  
Division**

## **WHAT IS THE “POINT OF SALE” HOUSING INSPECTION PROGRAM?**

This program requires that residential properties pass a housing maintenance code inspection before they are sold. Houses that pass inspection are issued a “Certificate of Housing Maintenance Compliance” which is required before property title transfer. Housing inspections are not for the benefit of buyer or seller, but are a community effort to maintain the quality of Richfield’s houses and neighborhoods.

It should be noted that the code compliance “Certificate” does not constitute any representation, guarantee, or warranty about the building’s condition.

## **WHEN IS AN INSPECTION REQUIRED?**

The inspection must be completed prior to title transfer (closing). If repairs are needed to meet the housing code, they can be done by the seller or buyer. Repairs done by the seller must be completed and reinspected prior to closing. If the buyer assumes responsibility for repairs, the closing can proceed under the conditions outlined on the back of this brochure.

The property can be inspected anytime during the selling process. However, it is strongly recommended that the inspection be done prior to listing or advertising the dwelling for sale. Arranging for the

inspection is the responsibility of the owner and not necessarily the real estate agent. The inspection is done by a City housing inspector.

In cases such as divorce or death in the family where one name is being removed from the title but no sale is occurring, an inspection is not required.

## **WHAT DOES THE INSPECTOR LOOK FOR DURING THE INSPECTION?**

The inspector visually checks the condition of the roof, foundation, doors, and windows, exterior paint or covering, electrical system, plumbing system, chimney, and heating/cooling system. A written report is provided at the end of the inspection listing items to be repaired.

This program does not require older houses to comply with today’s stricter building standards. However, corrections must be made to deficiencies that violate the building codes that were in effect at the time the house was built and to problems that pose a health or safety hazard. Many items, such as ceiling heights, floor area, and window size, may be exempt from the code if they are considered “built-in deficiencies” and do not present a safety hazard.

## **WHAT ARE THE MOST COMMON HOUSING CODE VIOLATIONS?**

Most violations are found in the plumbing, heating, fuel piping, and electrical

systems. Examples include, an extension cord used for a permanent outlet, open spliced electrical wires, holes in the heating ductwork system, and improper gas lines to appliances.

Maintenance problems such as leaking roofs and peeling paint are less common, and it is rare to find a structural problem.

## **WHAT ABOUT REPAIRS?**

Repairs made by the seller must be completed and inspected before the closing. If you own and occupy the home, you may do the work yourself. All repairs must meet City codes. Code violations must be corrected even if the home does not sell and is taken off the market.

Before beginning the work, please check with the Inspections Division at 612 861-9860 to see if a permit is required. Repairs or alterations to electrical, plumbing, and heating systems often require permits and inspections by specialized inspectors. A building permit may be required for remodeling and for repairs such as reroofing.

When the repairs are completed, call 612 861-9882 for a reinspection. In most cases, 60 days is adequate time to complete the work order. However if additional time is needed for completion, an extension may be granted on a case-by-case basis.