

# Property Checklist

By Nicole Nichols-West

- Earthquake Areas
  - A simple building design (box-like building).
  - A roof that has no openings, such as for access doors or skylights.
  - Light roofing materials.
  - Absence of a large garage door or other large ground floor openings in multiple-story buildings
  - Absence of brick or stone veneer on the exterior of the building.
  - Strong structural foundation.
  - Windows, skylights and doors with either tempered glass or safety film applied to the interior surface of the glass.
  - Natural gas lines with flexible connections and an automatic shut off valve.
  - Flexible supply line to toilet(s).
  - Flexible couplings on fire sprinkler system.
  - Major appliances, such as boilers, furnaces, and water heaters, braced to the wall and/or floor.
  - Hangers less than 12 inches long that support your mechanical and plumbing systems.
  - Computer and other electronic equipment secured to the floor or desk with braces.
  - Suspended ceilings braced to the structure.
  - Cabinets, bookcases and storage racks secured to the walls and/or floor.
- Windstorm Areas
  - Good roof condition (metal flashing secured to the structure and free of rust).
  - Roof-to-wall straps, brackets, or other connectors that attach each rafter or roof truss to the wall.
  - Carports, canopies, and/or overhangs secured to the structure with rust-free anchors and tightened bolts/nuts.
  - Signs, vent stacks and rooftop mechanical equipment secured to the structure or the site foundation.
  - Exterior windows and doors with a minimum design pressure.

- Exterior doors with a deadbolt and supported by at least three hinges.
- Exterior double doors with head and foot bolts on the inactive door.
- Impact-resistant windows and doors.
- Flood Areas
  - Electrical, plumbing and Heating/Ventilation/Air Conditioning (HVAC) equipment installed above the flood elevation applicable at your location.
  - An open foundation (piles, piers, etc ) or breakaway wall system designed by a registered Professional Engineer.
  - A minimum of two openings on multiple walls of each enclosed area.
  - In Wildfire Areas:
    - 'Survivable' space around the building.
    - Eaves enclosed with fire resistant materials and screens over soffit vents.
    - Attic, crawlspace and/or foundation exterior vents of non-combustible materials.
    - Exterior walls covered with a non-combustible siding/veneer.
    - Double-pane tempered glazing.
    - A monitored smoke alarm system.
    - A fire sprinkler system.
  - Underside of above-ground decks and balconies enclosed with fire resistant materials.
  - Access route with a minimum width of 12 feet with at least 13 5 feet of vertical clearance near the structure.
- Freezing Weather Areas
  - A secondary moisture barrier that extends from the edge of the eaves to at least 24 inches beyond the inside of the exterior wall.
  - No attic or mechanical room with heat sources directly under the roof.
  - Sealed and insulated recessed light fixtures that may be installed in the ceiling.
  - Attic penetrations properly sealed and insulated.
  - Access doors to attic space or mechanical room properly insulated.
  - Insulation installed over water or sprinkler supply piping located in exterior walls, unheated drop ceilings, or other unheated spaces.