

ITEMS COMMONLY FOUND HAZARDOUS

Smoke Detectors: Smoke detectors are required in each sleeping room, and on each story or level of the dwelling including the basement area. Smoke detectors may be battery operated. All smoke detectors must be functioning. Ceiling mounted smoke detectors should be mounted close to the center of the room and no closer than 6 inches to the wall. Wall mounted smoke detectors should be mounted near the top of the wall, but no closer than 6 inches to the ceiling.

Carbon Monoxide Detectors: Carbon Monoxide Detectors are required within 10 feet of each sleeping room. These detectors may be battery operated and must be functioning.

Garage Door Openers: Many garage door openers are plugged into extension cords. This type of wiring is a hazard. All garage door openers must be plugged directly into approved outlets. Other appliances that cannot be connected to extension cords are water softeners, window air conditioners, washing machines, clothes dryers, sump pumps and other "permanent" appliances. An electrical permit must be secured to install a new electrical outlet.

Electrical Fixtures/Cover Plates: Outlets and junction boxes with missing cover plates that have immediate potential for shock are considered a hazard. Broken or cracked switches, outlets and fixtures that have immediate potential for shock are considered a hazard and must be replaced.

Electrical Ground: Electrical systems must be properly grounded as per the National Electrical Code (NEC) Section 250.

Gas Piping: Any gas piping for an appliance must have a gas shut-off valve within 6 feet of the appliance or have the shut-off valve located in the same room as the appliance.

House Numbers: The address must be placed on each house at or near the front entrance so the number may be easily seen and read in daylight from the street. If the property is reachable from an alley, the address must also be placed on the garage (not on the door). House numbers shall be constructed of metal or plastic with a minimum height of 4 inches.

Gas/Water/Power: If the gas, water, and/or or power is off to a property, the evaluator will be required to mark items hazardous and the items will have to re-evaluated when the gas, water, and/or power is turned back on.