DEPARTMENT OF DISABILITIES, AGING, AND INDEPENDENT LIVING

Housing Safety Inspection

EverGreen Environmental Health & Safety
345 May Farm Road
Barton, VT

TOPICS / AGENDA

- Hazards
- The Checklist
- Checklist Items
  - What to look for
  - Interpretations
  - Special Issues / Items not on the checklist

TOPICS / AGENDA

- The Inspection Process
  - EverGreen's expectations
  - A perfect world inspection / request
  - Our requirements – What to expect from us
  - Communication is the key

RECOGNIZING HAZARDS

- Safety Hazards
  - Fire / Egress
  - Falling
  - Electrical Shock
- Health Hazards
  - Bacteria in water
  - Hazardous materials
  - Carbon monoxide poisoning

THE CHECKLIST

- Arranged in accordance with the flow through the home
- We will use this checklist for the rest of the day.

THE KITCHEN

Kitchen

	Yes	No	N/A
Fire Extinguisher is a minimum of 3 pounds			
Fire Extinguisher is Charged			
Fire Extinguisher is mounted between heat source & exit path			
GFCI at all electrical duplex 6’ from sink			
Other Findings			

FIRE EXTINGUISHERS

- 3 lbs
- Charged
- Mounted

NOT OK

tegories / Safety / Fire Protection / Fire Extinguishers / Fire Extinguisher, Dry Chemical, Sodium Bicarbo...

KIDDE

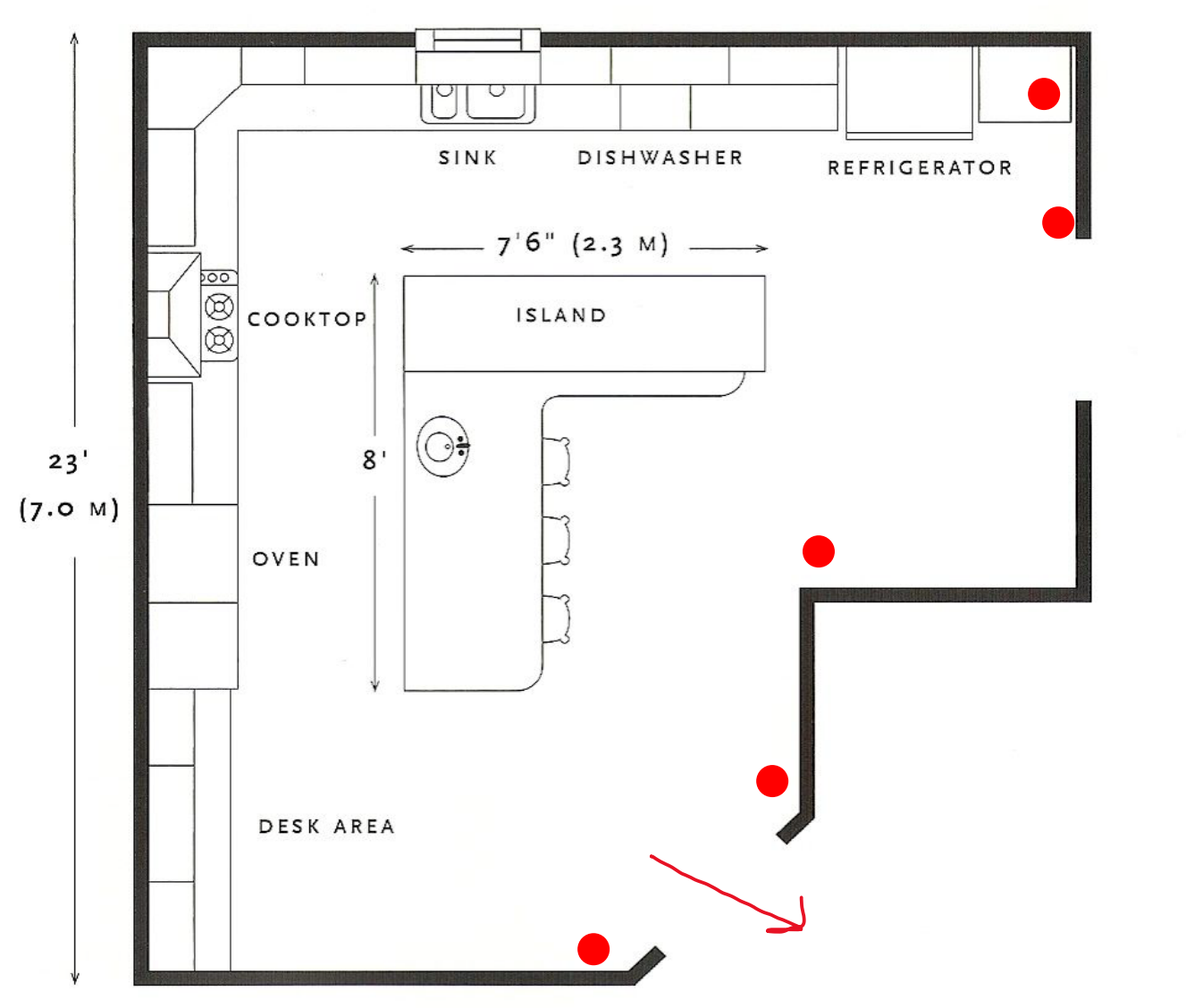
Fire Extinguisher, Dry Chemical, Sodium Bicarbonate, 2.5 lb, 711A UL Rating

Item # **479W97**
Mfr. Model # **RESSP**
UNSPSC # **46191601**
Catalog Page # **1878**

Country of Origin Mexico. Country of Origin is subject to change.

☐ Compare this product

MOUNTED


SINK
DISHWASHER
REFRIGERATOR
7'6" (2.3 M)
COOKTOP
ISLAND
23'
(7.0 M)
8'
OVEN
DESK AREA

MOUNTED – WHERE? HOW HIGH?

found in NFPA 10-2010, section 6.1.3.8:

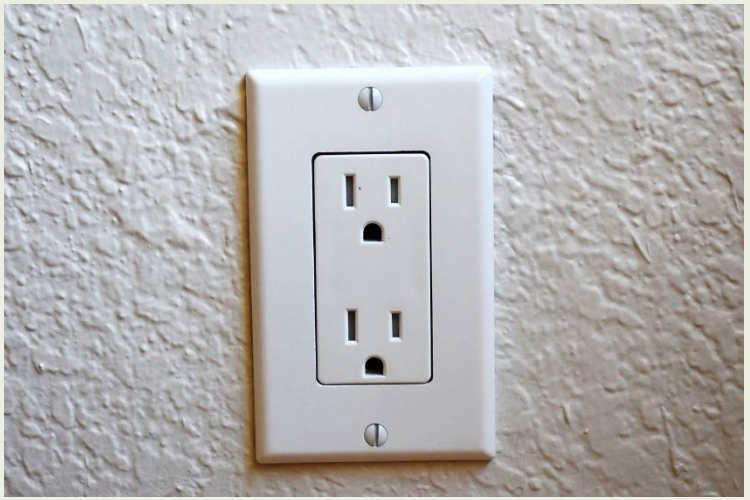
- **6.1.3.8.1** Fire extinguishers having a gross weight not exceeding 40 lb. shall be installed so that the top of the fire extinguisher is not more than 5 ft above the floor.

- **6.1.3.8.2** Fire extinguishers having a gross weight greater than 40 lb. (except wheeled types) shall be installed so that the top of the fire extinguisher is not more than 3½ ft. above the floor.

- **6.1.3.8.3** In no case shall the clearance between the bottom of the hand portable fire extinguisher and the floor be less than 4 in.

GFCI OUTLETS

- Duplex regular

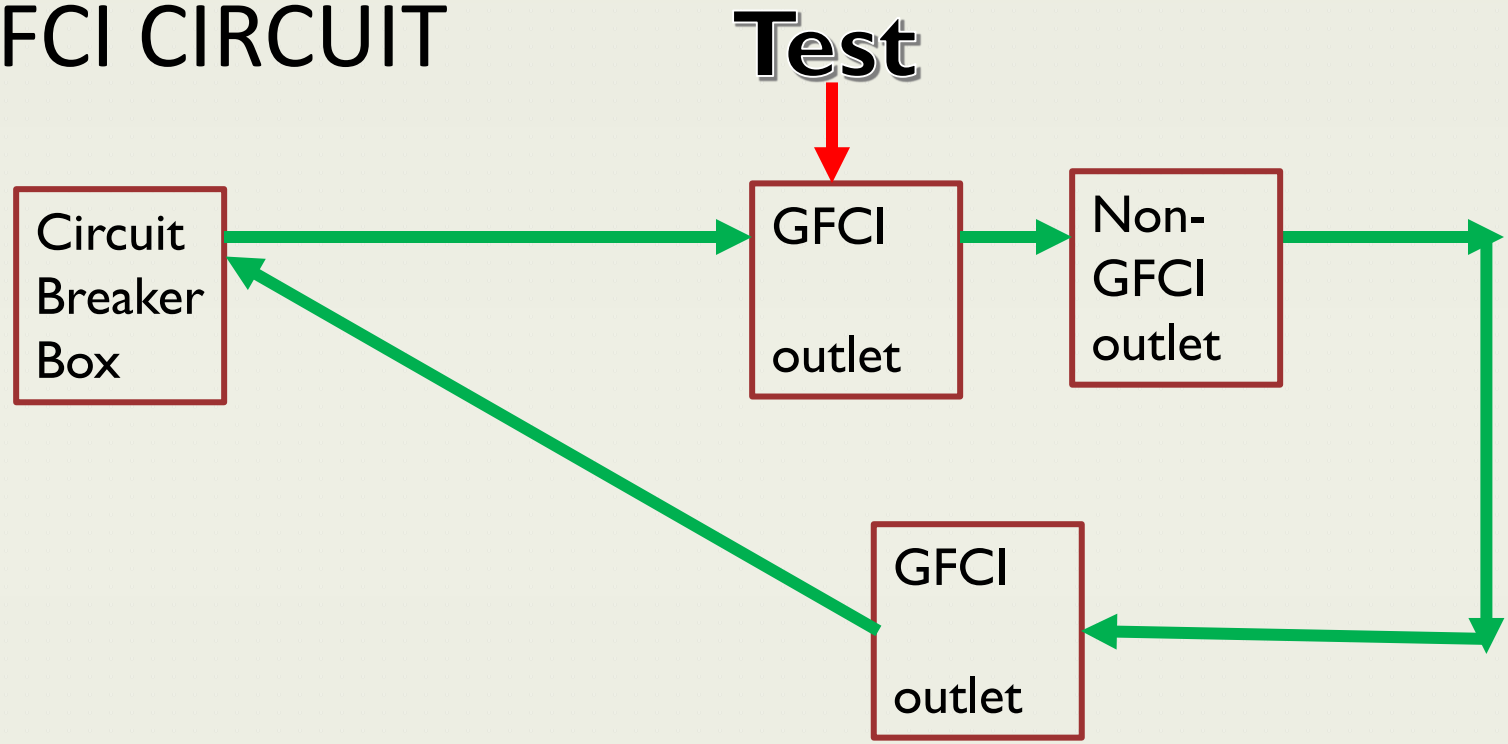


- GFCI duplex – required if the outlet is within 6’ of a water source

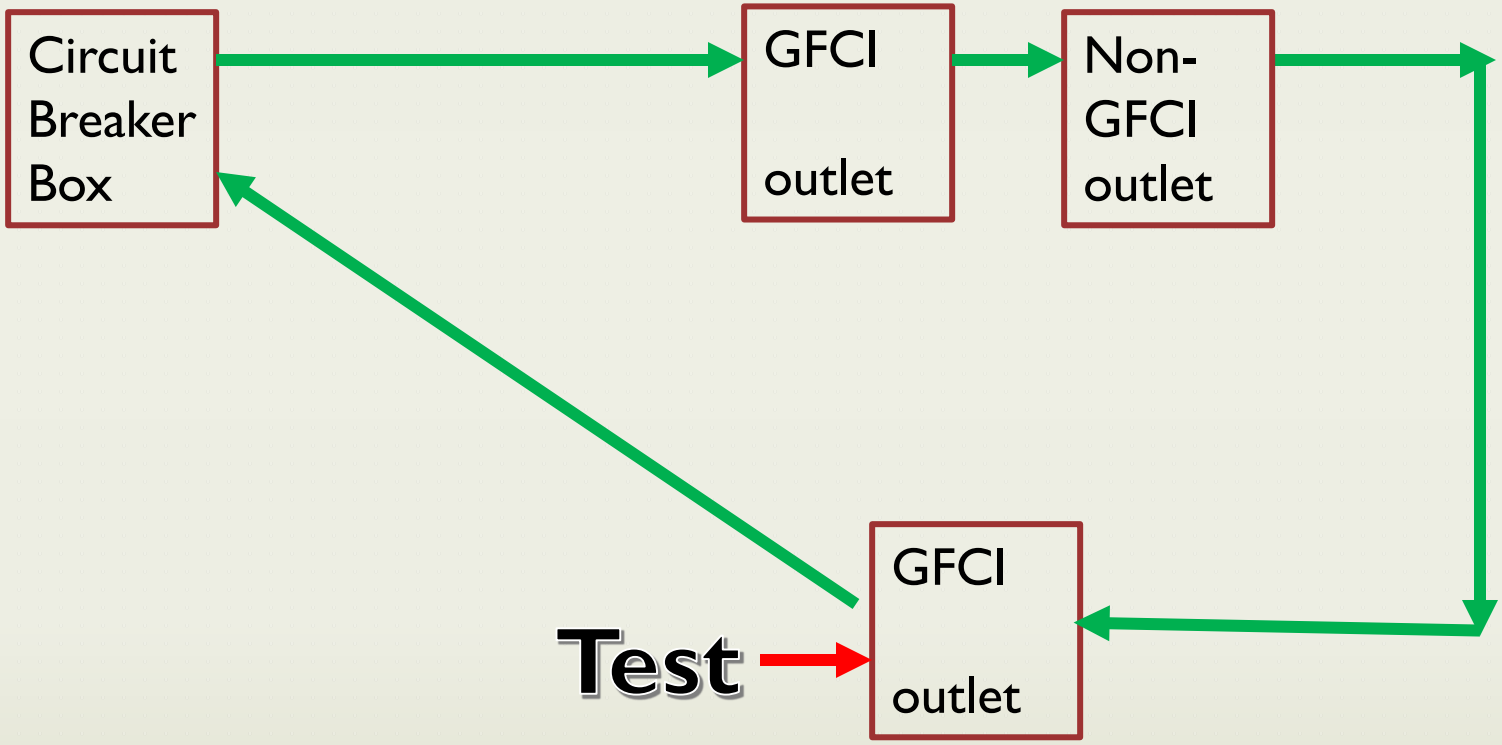
GFCI -TESTER

- The tester short circuits the GFCI and sets it off
- The tester will show if the GFCI is wired correctly

GFCI CIRCUIT



GFCI CIRCUIT



GFCI

- Older homes may have two-strand wire
- If so, there is no ground wire in the system
- It is possible to protect the circuit at the box with a breaker GFCI

THE BEDROOM

Bedroom 1: Which Floor ___ Looking from Street: Right Center Left Front Center Rear

	Yes	No	N/A
Location – Looking from street to home			
Minimum size 6.5' (height) x 8' (length) x 8' (width)			
Room has a photoelectric smoke detector either hardwired or with a 10-year sealed lithium battery			
Exit door or egress window is operable to the outside and in good repair			
Egress window has the right square foot area			
Egress window meets the min. height (24")/width (20")			
Egress window sill at or less than 44" from the floor; Windows not on ground floor with less than 24" have a window guard			
Other Findings			

THE BEDROOM

- Location in home:
  - Floor; Front-Center-Back; Right-Center-Left

- Size of Room: 8’ x 8’ and 6 and a half feet high

THE BEDROOM

- Solid Surface door to block smoke / fire

- Tempered glass

SMOKE DETECTORS

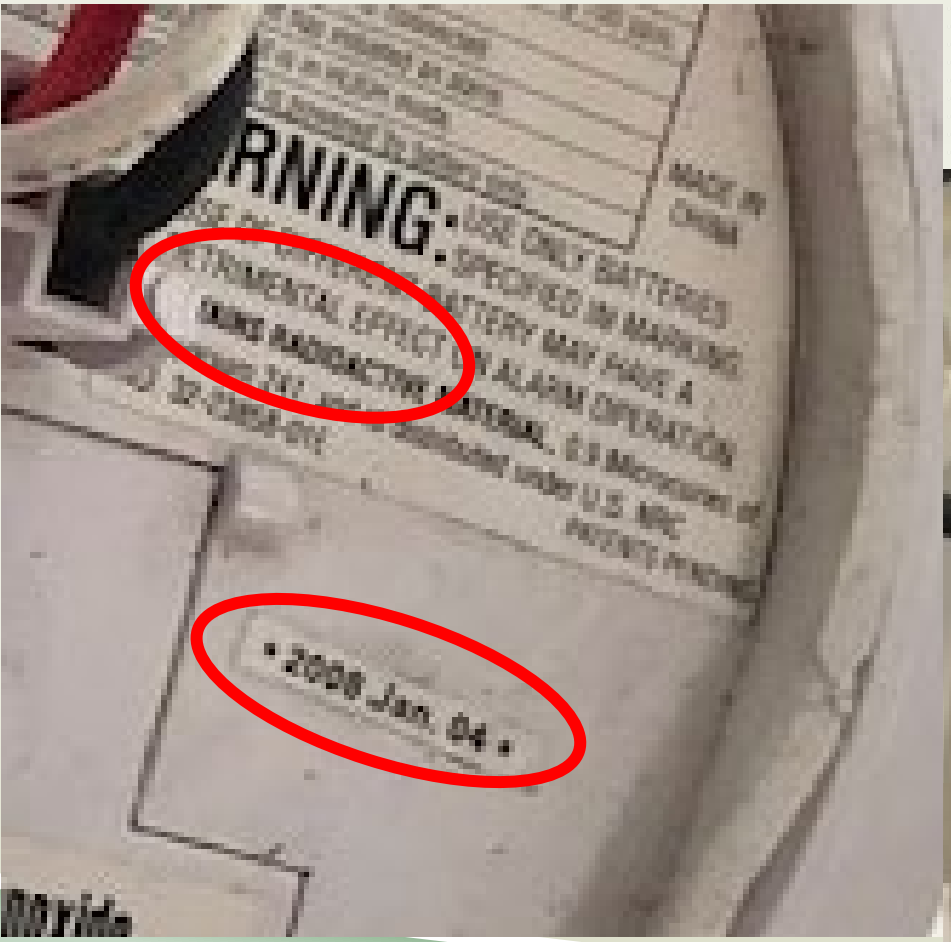
- [P] Photoelectric VS ⓘionization
- 10-year life / battery sealed / wired

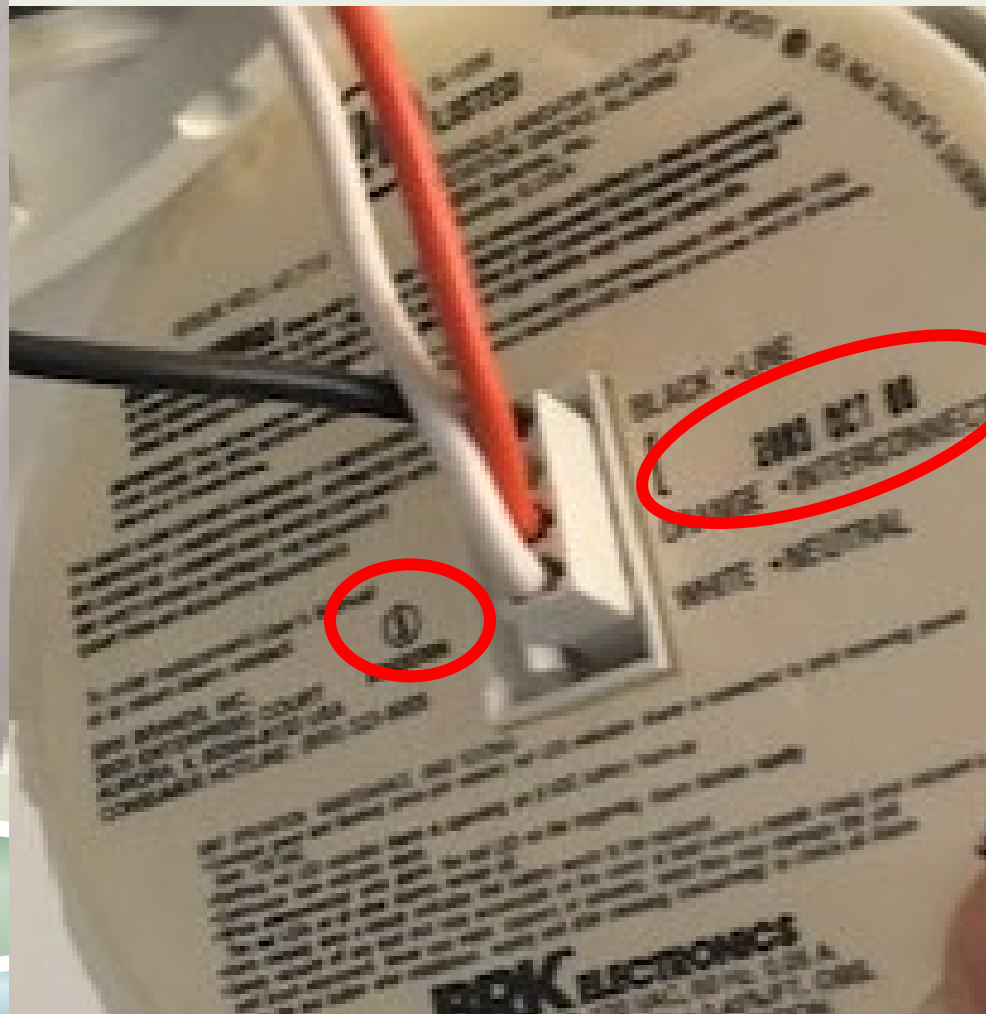
- INSIDE client rooms

- One on each floor / by heat source

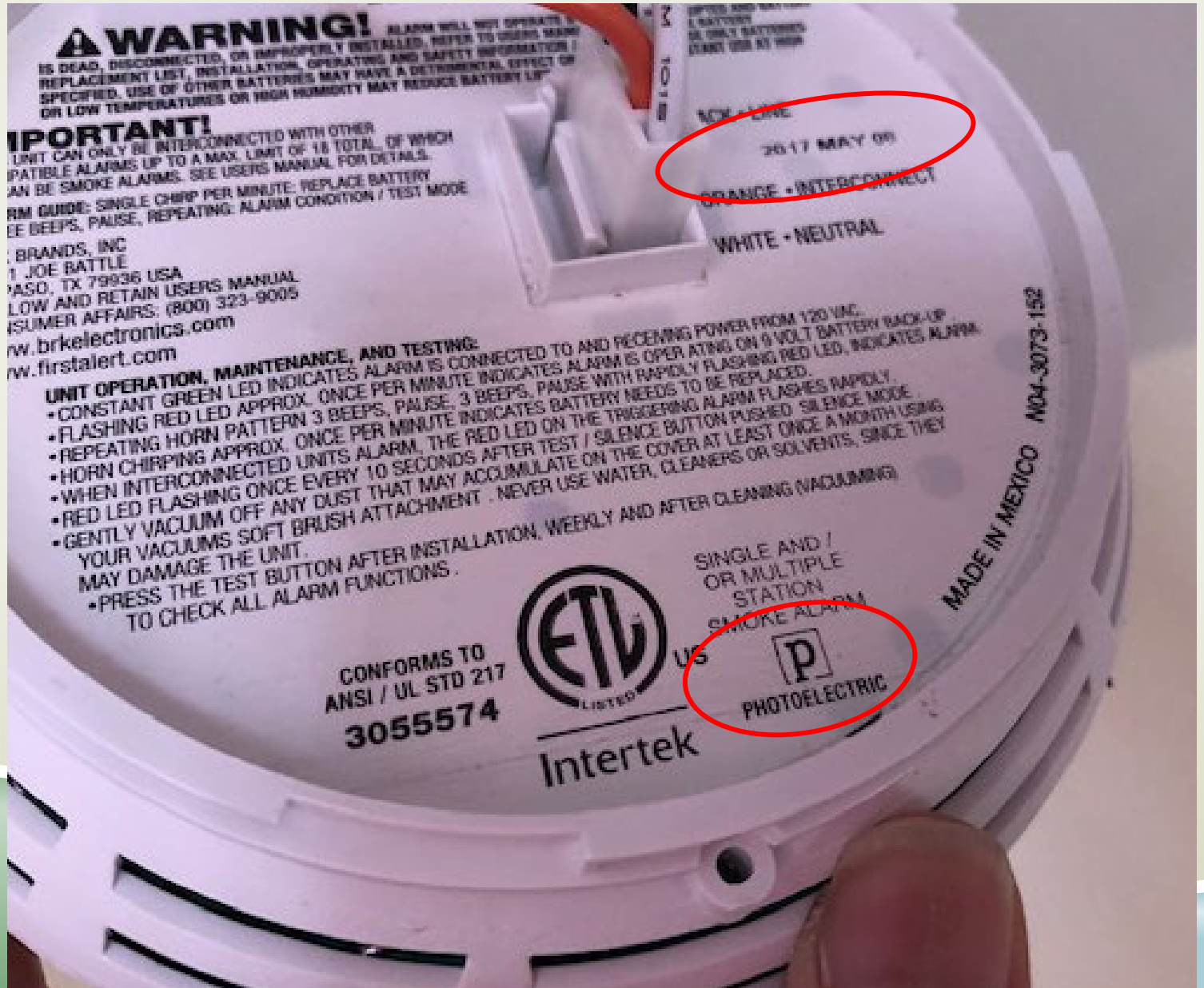
SMOKE DETECTORS – PHOTOELECTRIC

ALL BEDROOMS





SMOKE DETECTORS



THE BEDROOM – EXIT DOOR / EGRESS WINDOW

- Operable and in good repair means that we can open it.

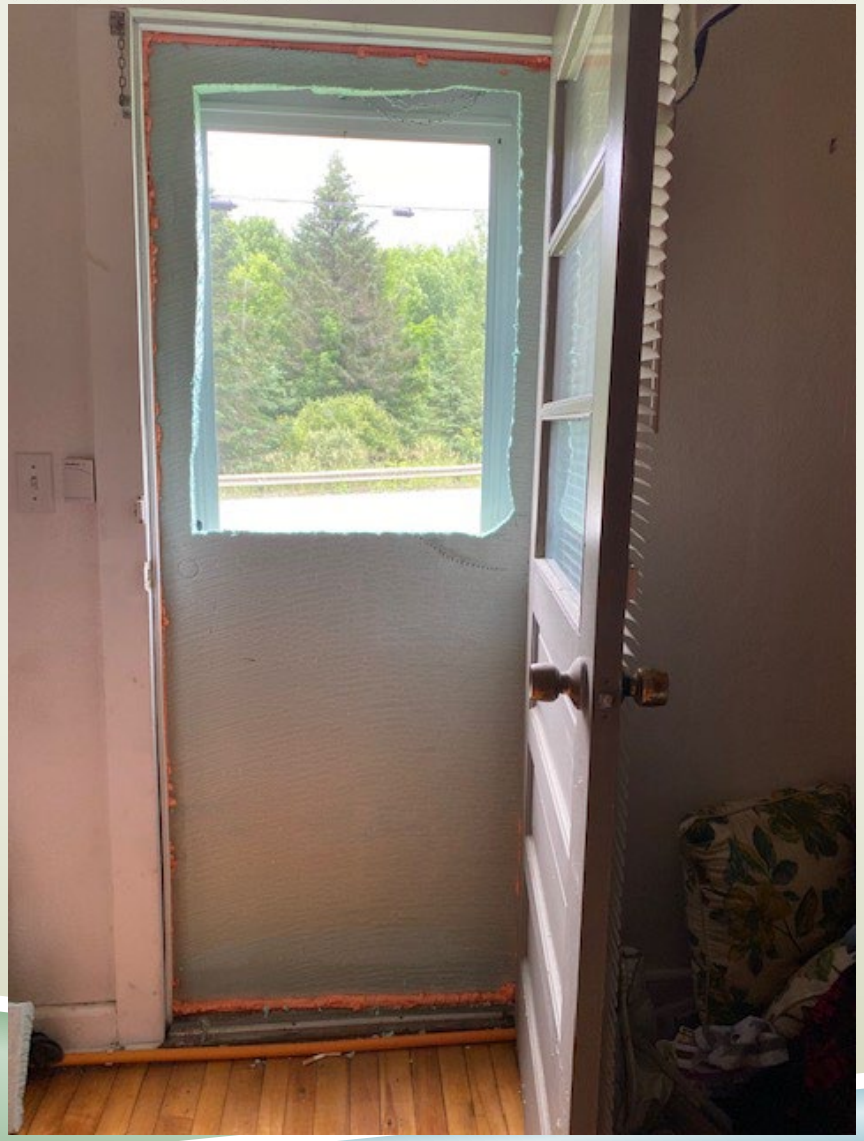
- The window cannot be blocked
  - Furniture
  - Excessive window sill – ledge trinket items
  - Air Conditioner

THE BEDROOM – EXIT DOOR / EGRESS WINDOW

- Exit doors
  - Have to go direct to the outside
  - Cannot go through garage etc.
  - Kept clear of snow in the winter
  - Have stairs if needed. Can’t exit into a dropoff

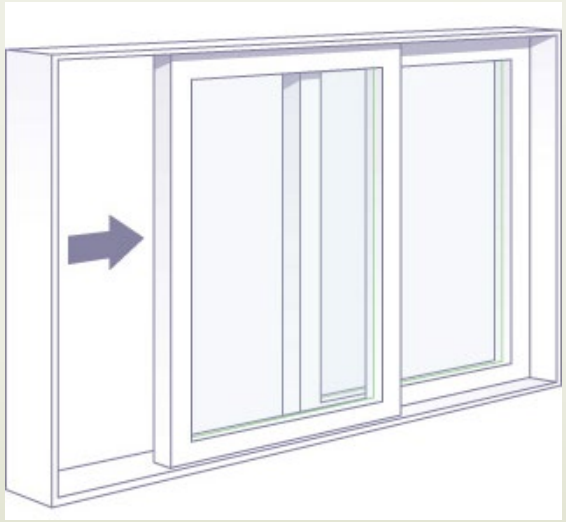
THE BEDROOM – EXIT DOOR / EGRESS WINDOW

- Exit doors
  - foamed shut door



THE BEDROOM – EXIT DOOR / EGRESS WINDOW

- Windows
  - Casement, Sliders, Double Hung



THE BEDROOM – EXIT DOOR / EGRESS WINDOW

- Windows
  - Awning Windows

THE BEDROOM – EXIT DOOR / EGRESS WINDOW

- Egress requirements:

1. AT LEAST 24” High and AT LEAST 20” Wide

2. Must have a minimum of 5.7 square feet (new windows) OR 5.0 square feet for “existing” windows – crossover ~ 1976.

THE BEDROOM – EXIT DOOR / EGRESS WINDOW

- Net-clear opening refers to the cross-sectional area available to a person trying to escape or to rescue personnel trying to enter.

- The 5.7 sq. ft. (5 sq. ft. for the ground floor) cited in section R310 of the 2006 International Residential Code is derived from the space needed for a firefighter with breathing apparatus to enter.

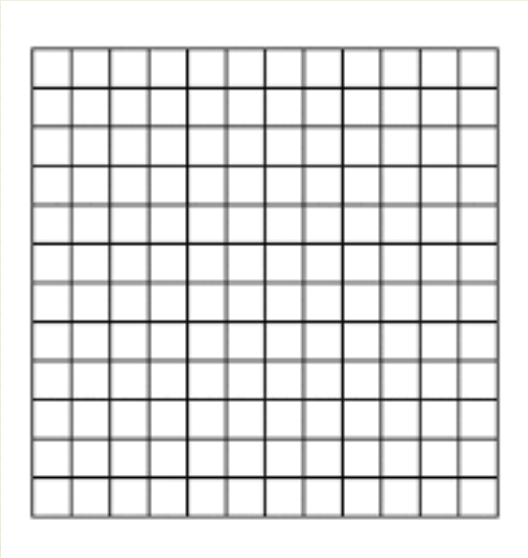
THE BEDROOM – EXIT DOOR / EGRESS WINDOW

- The code goes on to specify minimum height and width (24 in. and 20 in. respectively).

- Both the square footage and the minimums must be met. A 5.7-ft. by 1-ft. opening wouldn't be big enough to climb through, so it wouldn't pass code. This space must be unobstructed by muntins, sashes, or window frames—nothing but air.

BEDROOM - EGRESS WINDOW CALCULATIONS

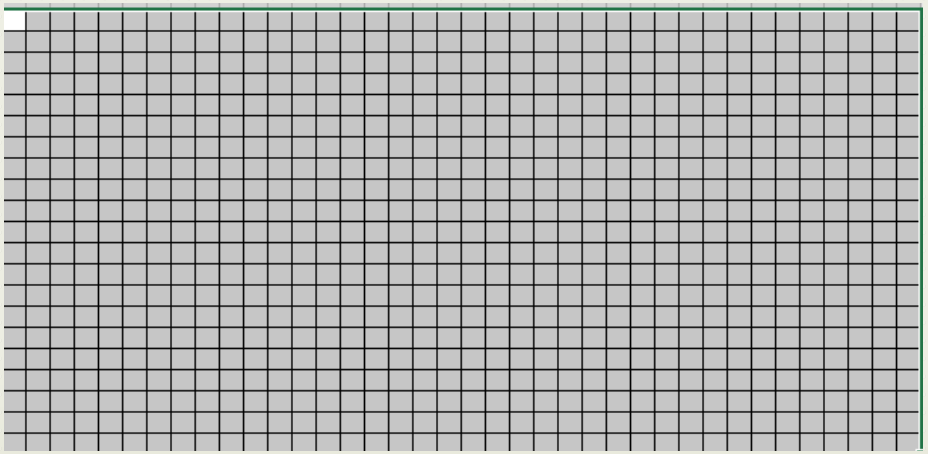
- 12 inches x 12 inches = 144 square inches.



- 144 square inches = 1 square foot.

BEDROOM - EGRESS WINDOW CALCULATIONS

- Window that is 21 high and 38 wide in an old house – obviously built before 1950



- 21 x 38 = 798 / 144 = 5.54

BEDROOM - EGRESS WINDOW CALCULATIONS

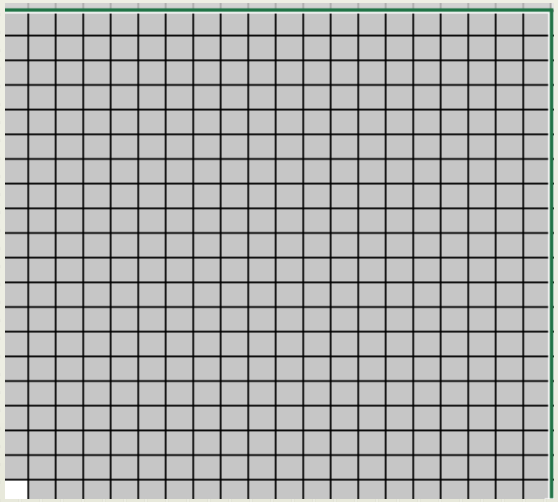
- THERE IS ENOUGH SQUARE FOOTAGE TO MEET CODE

- BUT THE WINDOW *DOES NOT MEET* THE HEIGHT MINIMUM

THE WINDOW **DOES NOT PASS**

BEDROOM - EGRESS WINDOW CALCULATIONS

- Window that is 24 high and 20 wide in a house – obviously built after 1950



- 24 x 20 = 480 / 144 = 3.3 sq ft

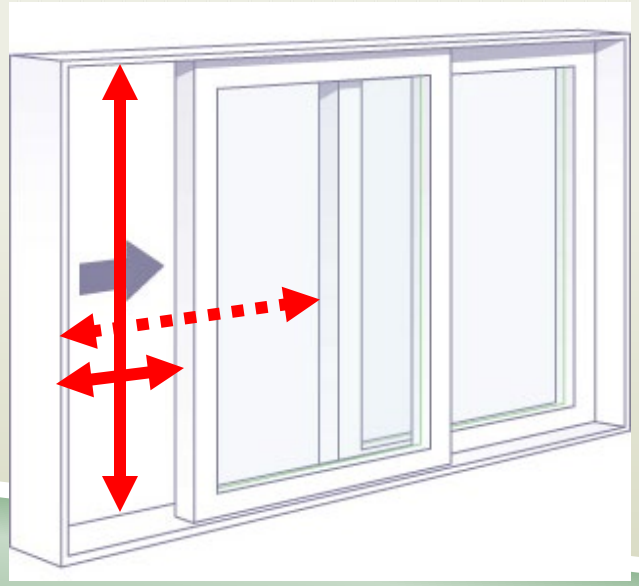
BEDROOM - EGRESS WINDOW CALCULATIONS

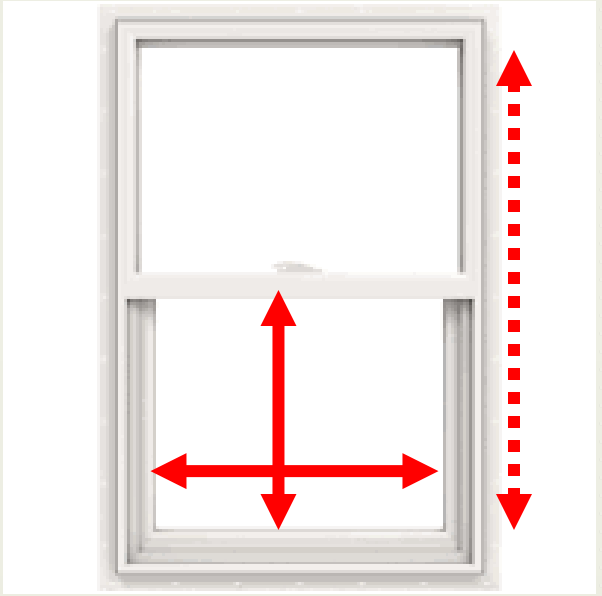
- THE WINDOW MEETS THE HEIGHT / WIDTH MINIMUM

- THERE IS *NOT ENOUGH* SQUARE FOOTAGE TO MEET CODE

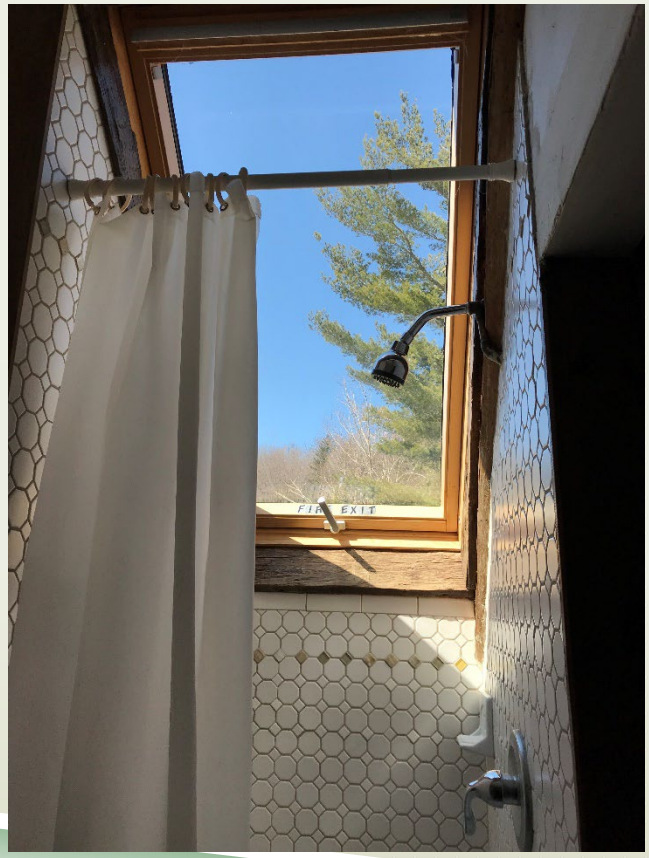
THE WINDOW **DOES NOT PASS**

THE BEDROOM EGRESS WINDOW





THE BEDROOM EGRESS WINDOW



THE BEDROOM EGRESS WINDOW

THE BEDROOM EGRESS WINDOW

- Last standard – no more than 44” from the floor.
- We do not recognize steps as OK

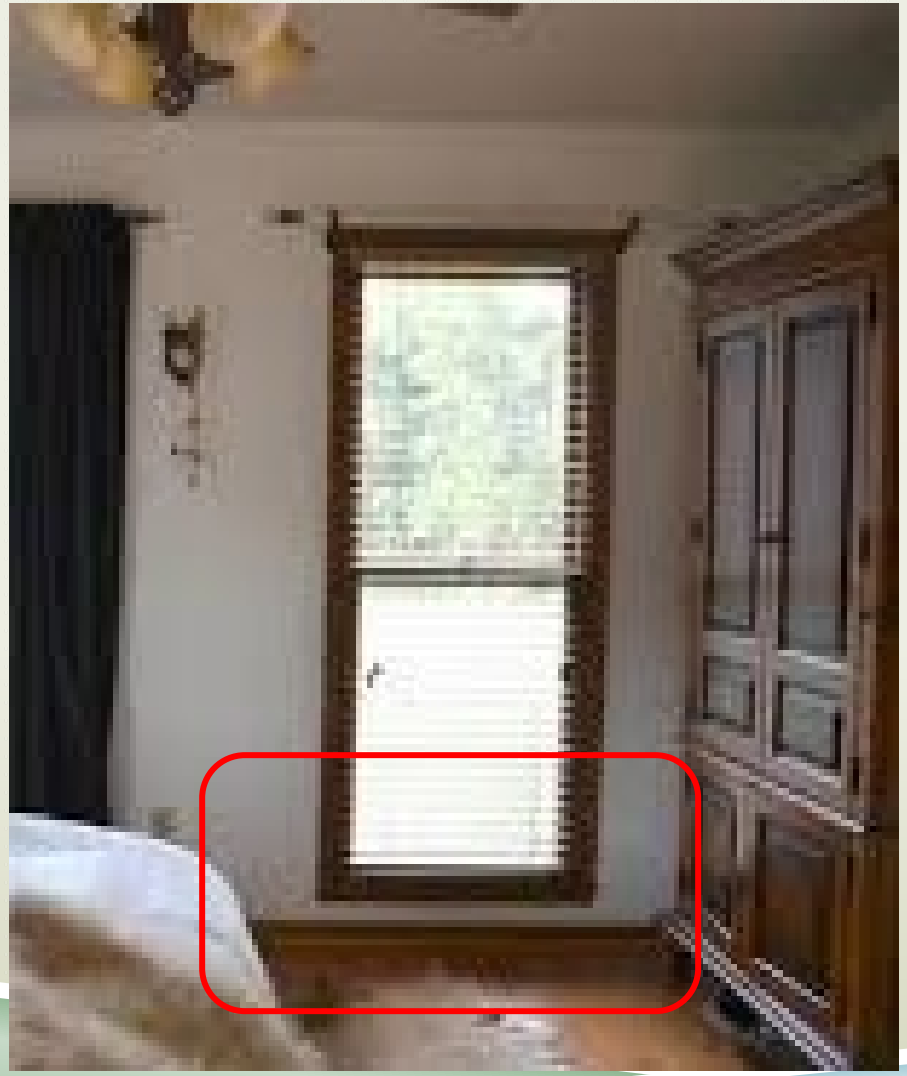
IRC – 2006 – WINDOW HEIGHT

- R613.2 Window sills.

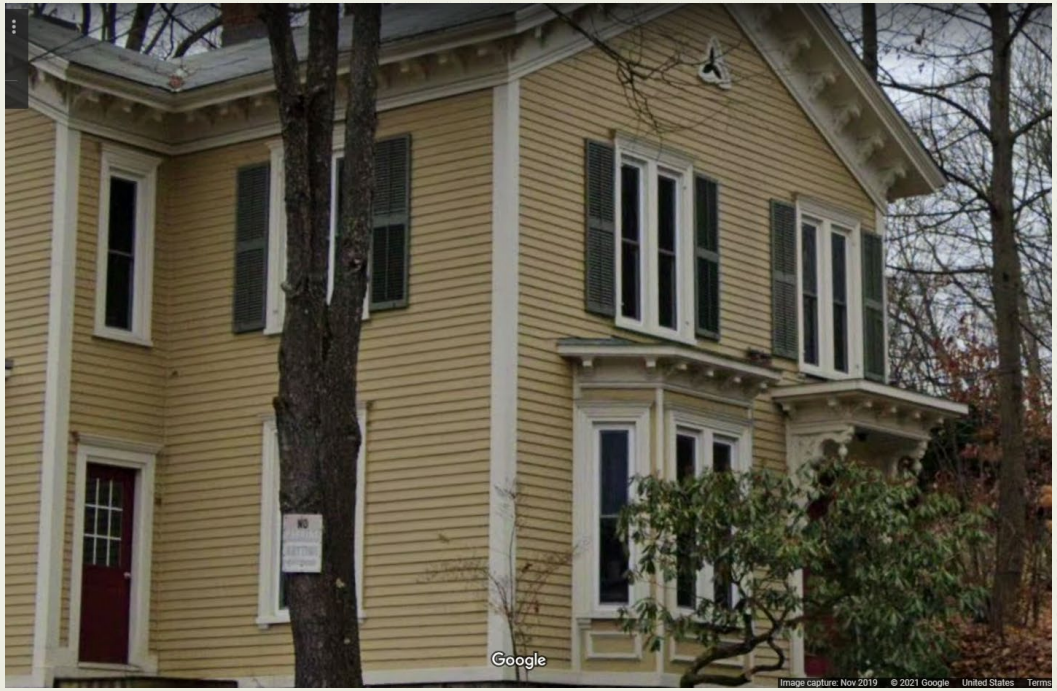
- In dwelling units, where the opening of an operable window is located more than 72 inches [SIX FEET] above the finished grade or surface below,
- the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located.
- Glazing between the floor and 24 inches (610 mm) shall be fixed [CAN'T OPEN] or have openings through which a 4-inch-diameter (102 mm) sphere cannot pass.

WINDOW SILLS

- Windows with sills less than 24” from the floor must have guarding at least 24” high



THE BEDROOM WINDOW



THE BATHROOM

Bath

	Yes	No	N/A
Duplex installations in the bathroom w/in 6' of sink are GFCI			
Other findings			

You are NOW EXPERTS on GFCI's

THE HEATING SYSTEM

Heating Systems

Conventional Heating Systems	Yes	No	N/A
Heating system can ensure 70 degree temperature during the winter			
Conventional Heating: There is a photoelectric smoke detector either hardwired or with a 10-year sealed lithium battery in the basement OR at the heat source area			
The heating system is vented to prevent CO blowback or other hazards			
Oil/Kerosene: There is a clearly marked emergency switch at or before the entrance to the boiler/furnace room			
Oil/Kerosene: There is a thermal switch over the furnace			
Gas Systems: There is a thermal switch over the furnace (or built into the furnace controls, if possible, to ascertain)			
Boilers: There is a pressure relief valve (PRV) in good condition			
The PRV discharge pipe is within 6” of the floor or other lower level			
Electric: If electric heaters are used, there is 6” of clearance from combustibles			
Other Findings			

CONVENTIONAL HEATING SYSTEMS

- Three energy sources:
  - Oil / Kerosene
  - Gas (natural or propane)
  - Electric

CONVENTIONAL HEATING SYSTEMS

- Types of Heat Systems
  - Furnace / Forced Hot Air (in-wall or central)
  - Boilers (baseboard, steam, radiant floor)
  - Electric – usually baseboard electric

CONVENTIONAL HEATING SYSTEMS

- Can keep the home temperature at least 70 degrees during the winter

- Smoke Detector / Carbon Monoxide

You are NOW EXPERTS on Smoke Detectors

CONVENTIONAL HEATING SYSTEMS

- The heating system is vented to prevent exhaust blow-back or smoke leaks.

If the inspector can move the ductwork, it's not sealed

CONVENTIONAL HEATING SYSTEMS

- Safety Switches
  - Emergency shut off (gas and oil)

The switch is supposed to be on the OUTSIDE of the furnace room and not on the unit itself between the unit and an exit.

HEATING SYSTEMS

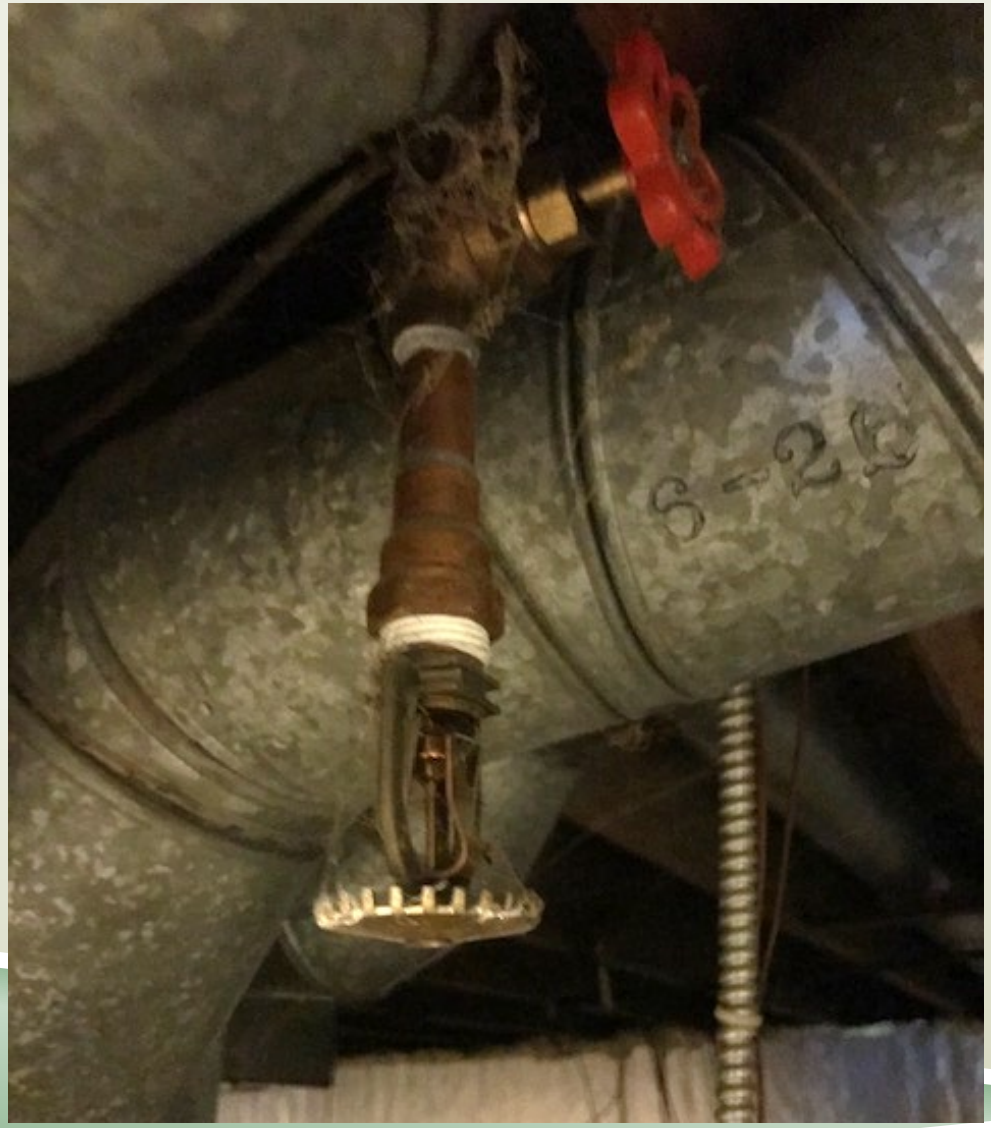
- Safety Switches
  - Thermal switch above unit (oil) *gas

CONVENTIONAL HEATING SYSTEMS

- There may not be any visible safety switches
  - for new gas units (on demand Rianni or other brands)
  - For in-wall monitor-type (or Rianni) units

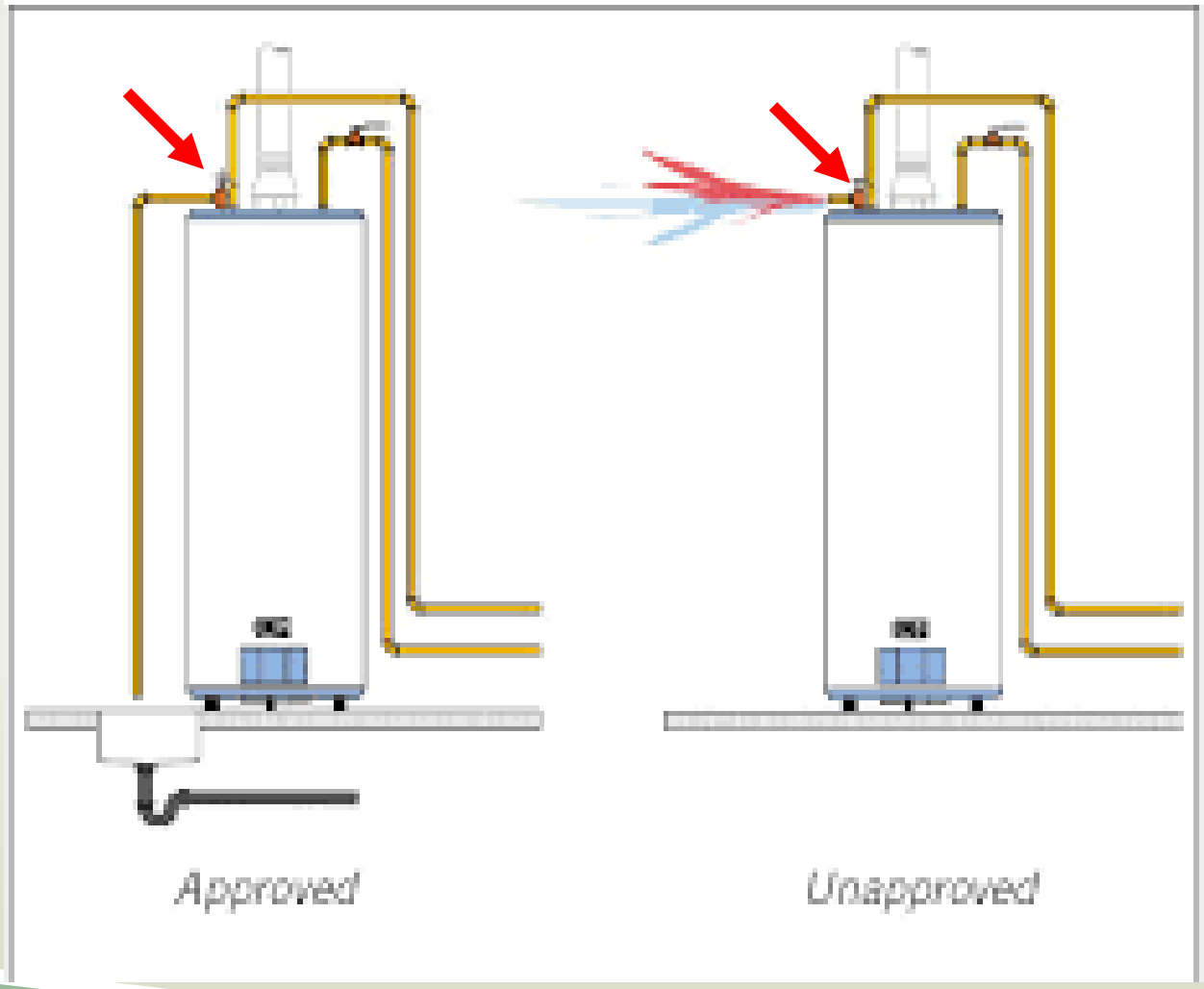
- The switches are built into the unit

OLDER HOMES / RENTALS - SPRINKLERS



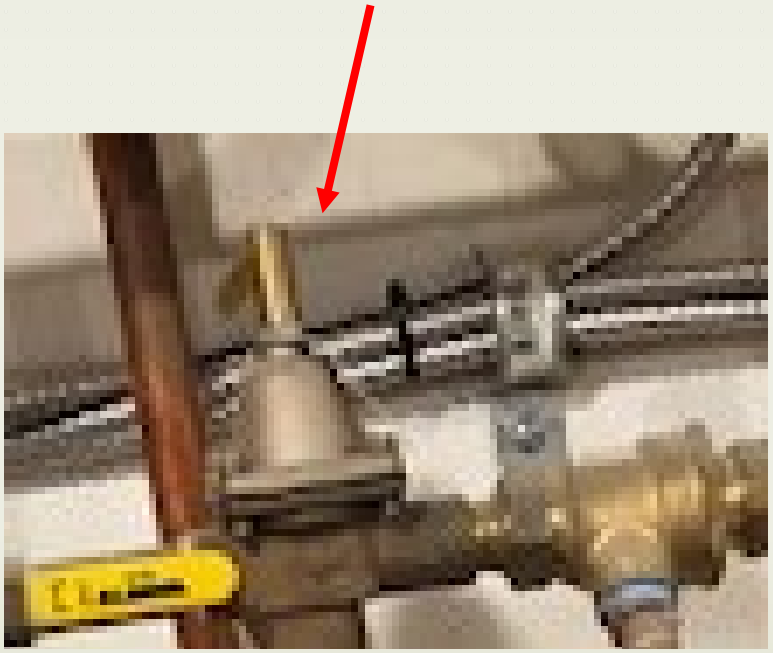
HEATING SYSTEMS - BOILERS

- Under pressure
- Need a pressure relief valve and a discharge pipe



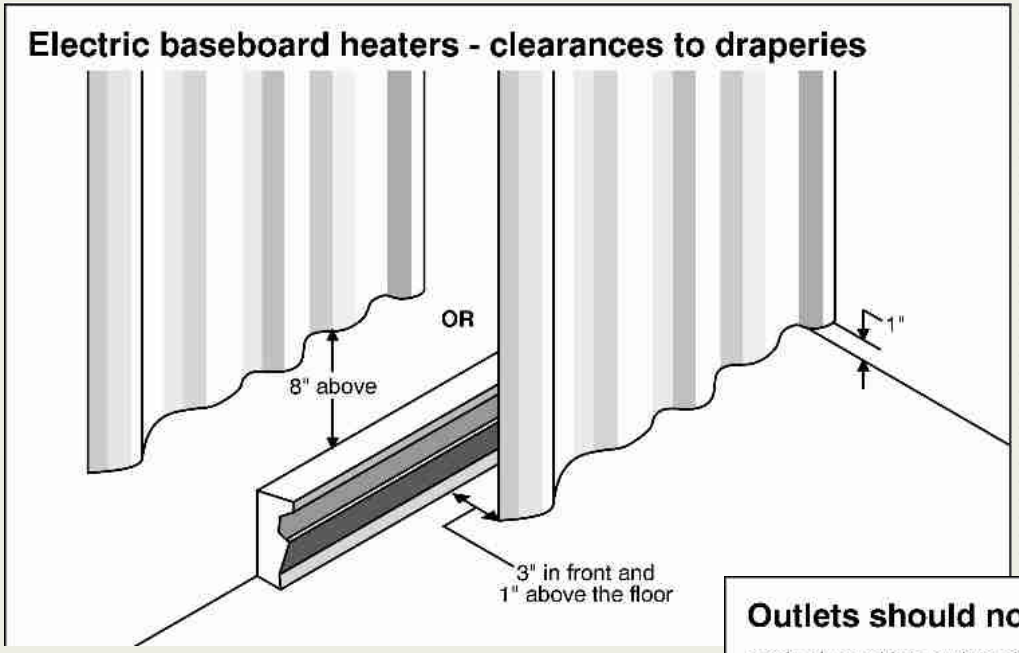
HEATING SYSTEMS - BOILERS

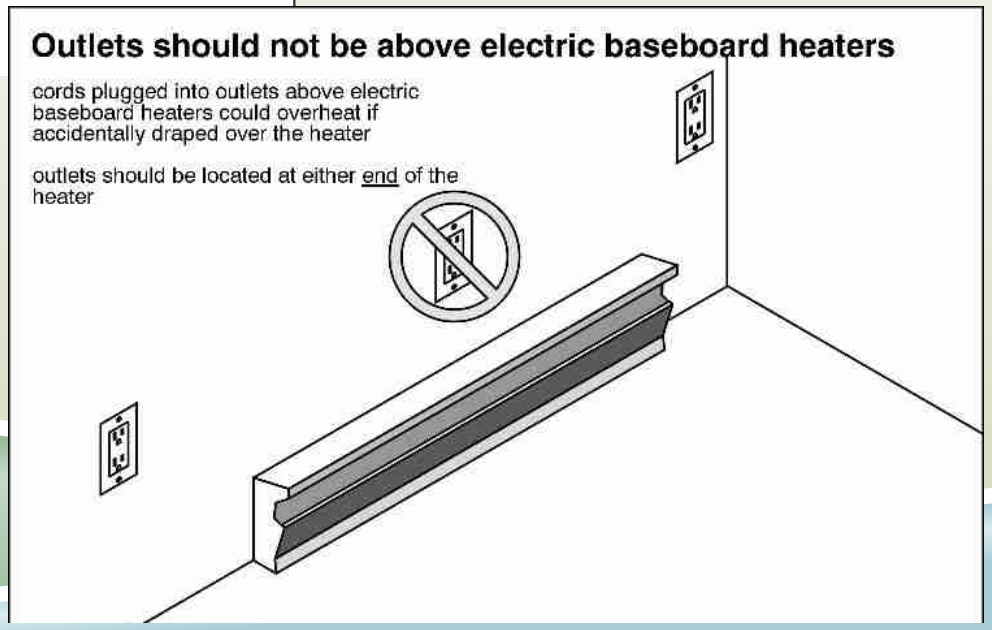
- This is not a PRV
- Need a pressure relief valve and a discharge pipe



HEATING SYSTEMS - ELECTRIC

HEATING SYSTEMS – ELECTRIC





WOOD HEAT

Wood or Wood-Related Heating Systems	Yes	No	N/A
There is a 3 lb minimum Fire Extinguisher for rooms with wood heat			
The Fire Extinguisher is Charged			
Fire Extinguisher is mounted between heat source & exit path			
There is a photoelectric smoke detector either hardwired or with a 10-year sealed lithium battery in the room with the wood heat			
Installation: The stove is 36" or more from combustible surfaces OR are there heat shields installed per instruction that would decrease the clearances to 18"			
Installation: The flue pipe is 18" from combustibles or are heat shields installed per instruction that would decrease the clearances to 9"			
There is a report of a chimney cleaning and inspection by a professional			
Installation: All interior wood stoves have their own flue/chimney			
Installation: The vent piping is in good condition (no gaps, not loose, etc)			
Installation: Pellet stoves are installed per manufacturers specifications (Note: In order to show this, the inspector must be able to review the installation guide that came with the stove.)			

WOOD HEAT

- Fireplaces
- Wood Stove
- Central Wood Furnace / Boiler
- Central Pellet Boiler
- Pellet Stove
- Specialized Wood Burning Units

WOOD HEAT

- Fire Extinguisher – same requirements as the FE for the kitchen

- Depending on the wood burning unit and the proximity of the unit to the kitchen, one FE may double for both hazards

WOOD HEAT

- Smoke Detectors

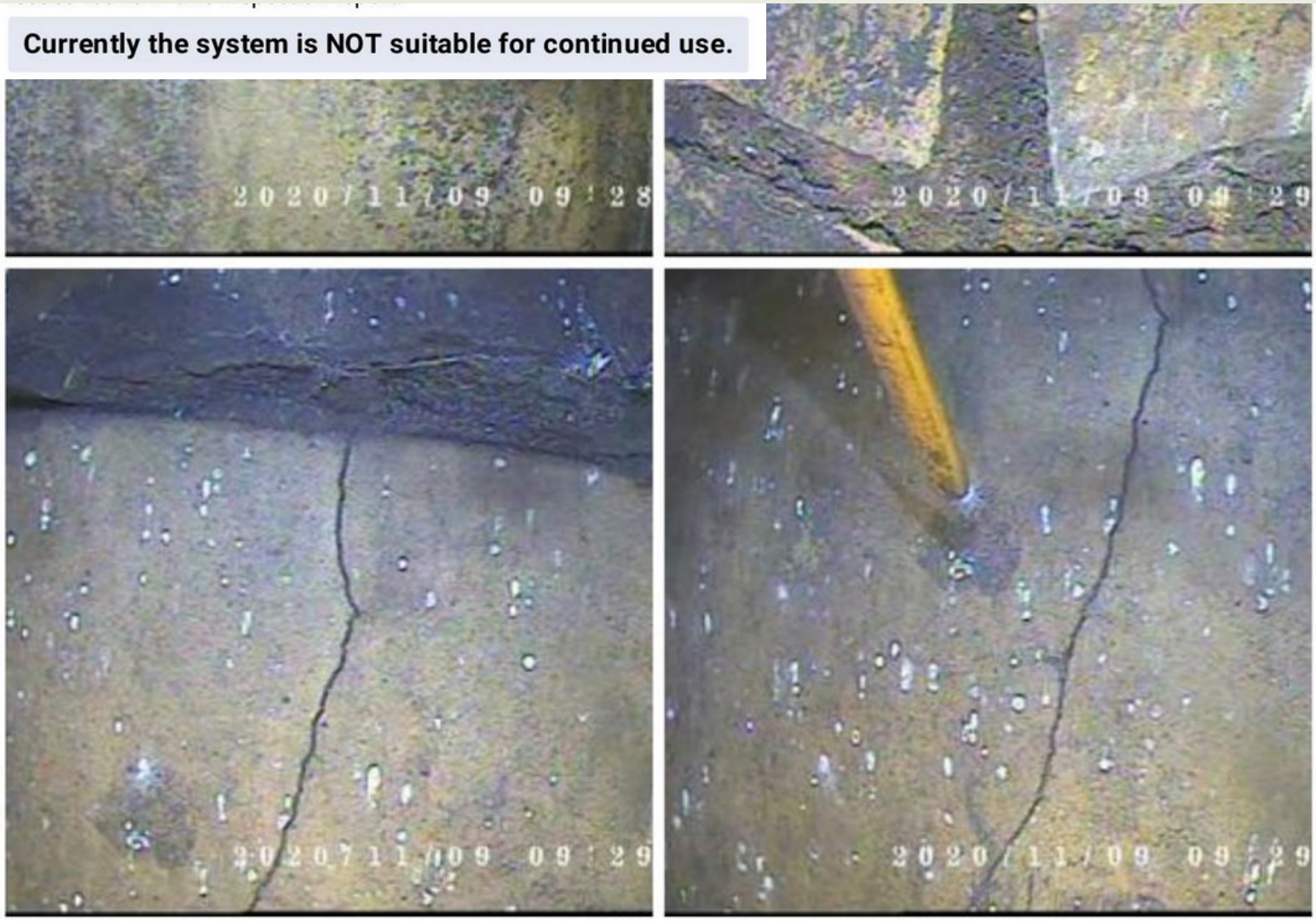
- Carbon Monoxide Detectors

Best if you have the units with both functions.

FIREPLACES

- Gas – same as an in-wall gas forced hot air unit, like a Rianni
- Wood:
  - PROFESSIONAL CHIMNEY INSPECTION / CLEANING THE FIRST INSPECTION & 5-YEAR RENEWAL
  - In the “off years” 2,3,4, - a non-professional verification document can be used
  - These inspections are annual.

Currently the system is NOT suitable for continued use.



A chimney fire refers to the presence of actual combustion within some part of a venting system. Although usually applied to the chimney flue, it also includes combustion in chimney connectors and thimbles and the smoke chambers of fireplaces.

CRACKED FLUE TILES - Upon inspection of the chimney I found that the terracotta tile liner venting this appliance has vertical cracks. We believe these cracks were caused by thermal shock due to a sudden occurrence (high heat) event also known as a chimney fire.

Woodstove or fireplace insert	✓			between castings	X							
Installation/clearances	✓			Burns in stove	X							

COMMENTS:

(1.) THIS UNIT NEEDED A SERIOUS CLEANING AND SERVICE TOP TO BOTTOM WENT SEVERAL YRS WITHOUT CLEANING! $150 WITHOUT FAIL!

This sheet is the result of a visual inspection done at the time of cleaning. It is intended as a convenience to our customers not as a certification of fire worthiness or safety. Since conditions of use are beyond our control, we make no warrantee of the safety or function of any appliance and none is to be implied.

Cleaning Schedule: ❑ Annually ❑ Bi-Annually ❑ Other

Price $250.00

Tax _____

Total _____

NOTE:

PLEASE USE ONLY GOOD, DRY AND SEASONED HARD WOODS

(2.) RESET STOVE CONNECTOR PIPE BACK INTO CHIMNEY IT WAS NOT IN AND LEAKING HEAT + SOOT ON WALL & INTO ROOM. $25

(3.) INSTALLED A METAL HEAT DEFLECTER BETWEEN CONNECTOR PIPE AND ELECTRIC PANNEL $25.00

(4.) REMOVED OVER 60lbs CREASOTE FROM PIPES AND CHIMNEY AND CLEAN OUT DROP.

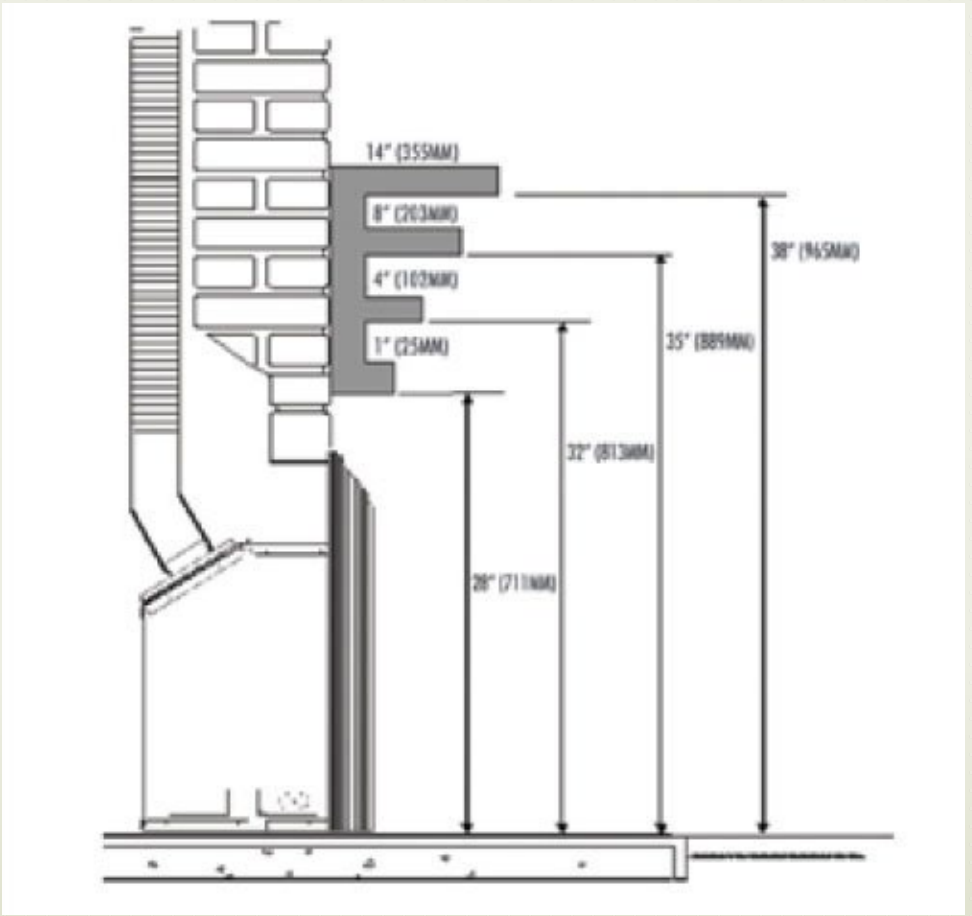
CLEANING OUT DROP $50

CHIMNEYS GET INSPECTED FOR:

- Fireplaces
- Wood Stoves
- And any other wood burning device that goes into a *masonry* chimney

- Direct vent ductwork *usually* does not need an inspection.

FIREPLACES - CLEARANCES



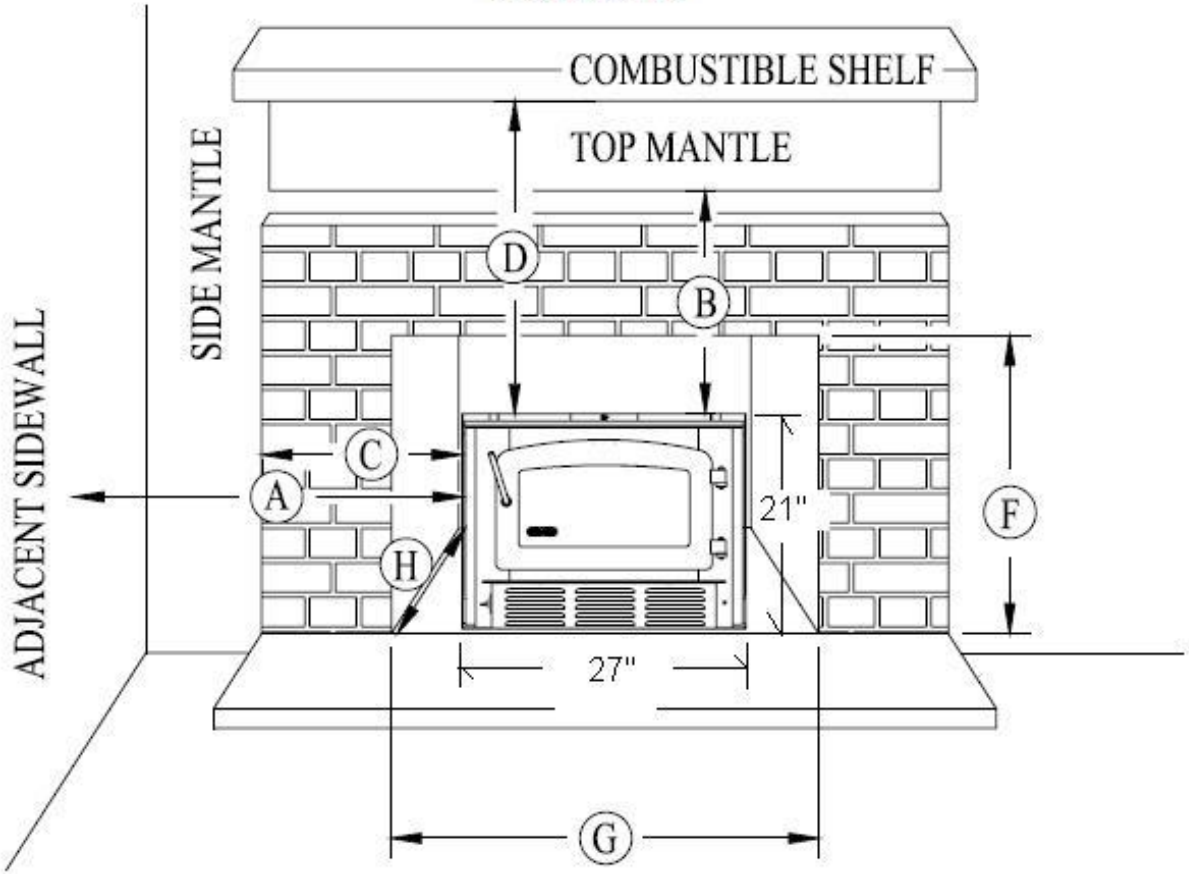
FIREPLACES – CLEARANCES (THIS IS AN INSERT)

2.1 Clearances To Combustibles (Measured From Insert Body)

	Escape 1400-I
Sidewall (A)	13" (330 mm)
Shelf (B)	22" (559 mm)
Side mantle (C)	10" (254 mm)
Top mantel (D)	29" (737 mm)

Table 2.1

CLEARANCES



- Many manf. Will have their own clearance requirements

5.3 Hearth Protection

Hearth protection in front of the GI 535 DV IPI must be composed of masonry material extending at least 3 1/8" (10.5 cm) to each side of the fireplace opening and 12" (30.5 cm) forward from the fireplace facing material.

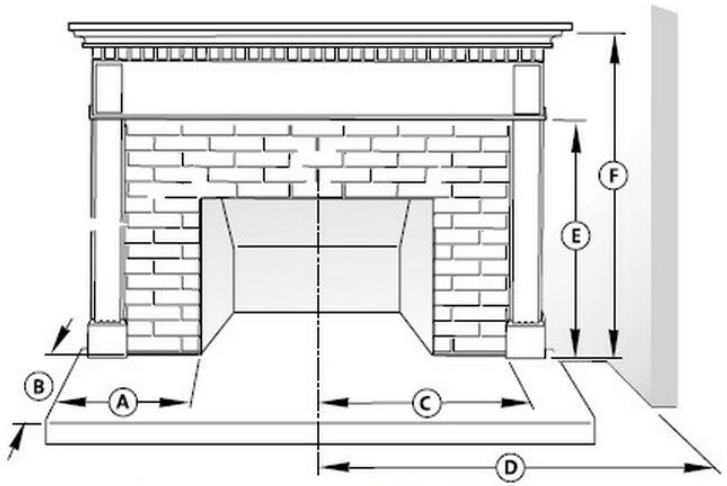


Figure 5.3. Hearth, Trim and Wall clearances.

A: Hearth Protection Width:
- Unit flush or raised: Min. 3 1/8" (8 cm) from fireplace opening

B: Hearth Protection Depth:
- Unit flush with hearth: 12" (30.5 cm)
- Unit raised minimum 6" off floor: 0"

C: Side Trim Clearance:
- Up to 6" (15.2c m) depth, from fireplace center line: 17 7/8" (45.4 cm)

D: Side Room Wall Clearance:
- From the fireplace center line: 20 3/8" (51.7 cm)

E: Top Trim Clearance from hearth: 36 1/2" (92.7 cm)

F: Mantel Clearance from hearth: See fig. 5.5.

CONSIDERATIONS FOR ALL WOOD UNITS

- EVERYTHING HAS A SPECIFICATION OR A STANDARD
  - HEARTH MATERIAL – FLOOR PROTECTION
  - THE CLEARANCE DISTANCES
  - WE WILL GO BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS – **SLP's need their manual**

ADDITIONAL CONSIDERATIONS

- It's OK to not fix a chimney or clearance problem – but if the SLP wants to go that route -

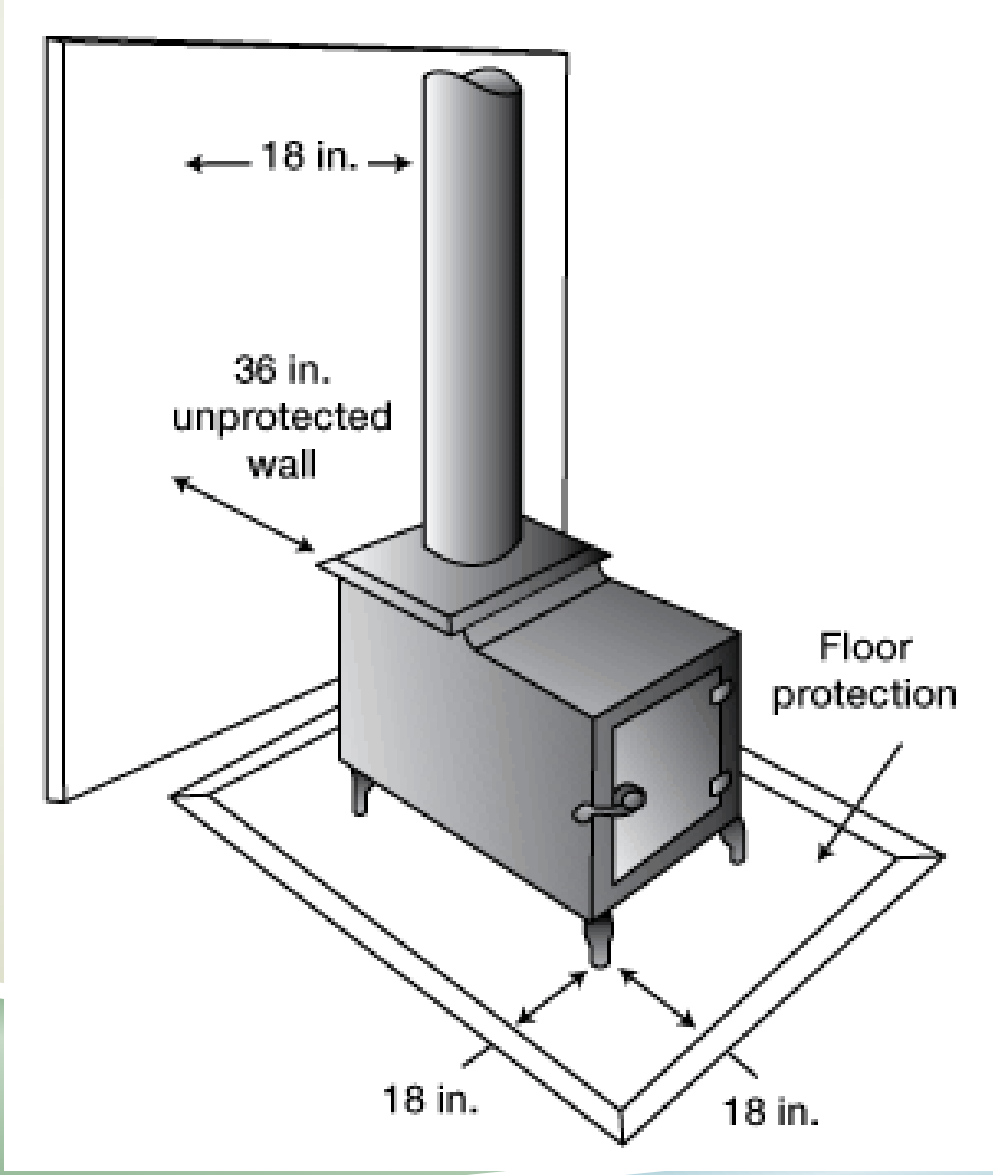
- The unit / chimney has to be unusable. Blocked off. Disconnected. Sealed.

NOT OK ****** NADA, NOPE, NO!!

HEATING – WOODSTOVES

- Clearances to combustibles 36” / 18”
- Stovepipe clearance 18” / 9” from center of pipe
- Hearth depth 18” – on ALL doors
- Proof of chimney cleaning

HEATING – WOODSTOVES – NOT SHIELDED



HEATING – WOODSTOVES

SLP cannot just line a wall with hardiboard or press-on tile, etc. There HAS TO BE an airgap, and the shielding has to be permanently mounted.

Even the shielding will have specifications

CEILING / FLOOR PENETRATIONS

HEARTH PROTECTION

- Hearth protection is rated and spec'd out. Materials will have an "R" rating.

- A single piece of cement board on a wood floor does not have a high enough R rating to work.

SEPARATE FLUE / CHIMNEY

Be aware of basement / upper house, first floor and ONE CHIMNEY

PELLET STOVES

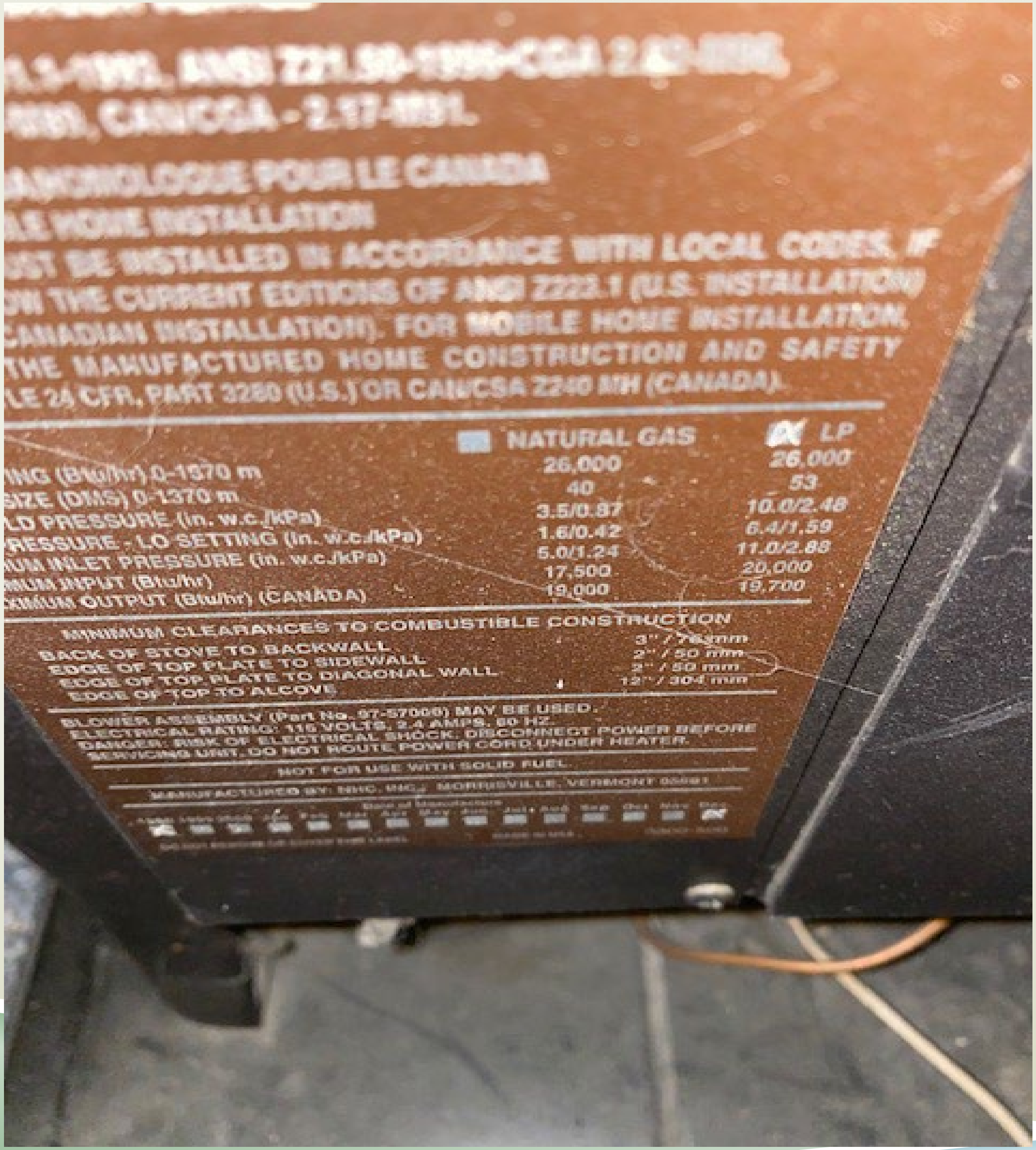
- Pellet stoves will have their own clearances, hearth requirements and ducting depending on the make and model of the unit.

- WE NEED THE MANUAL – **
  - we need the manual, we need the manual
  - we need the manual, we need the manual

HEATING SYSTEMS – PELLET STOVES

They are more insulated, have good controls, and can be vented directly to the outside with a double insulated metal pipe.

Less hazardous than woodstove

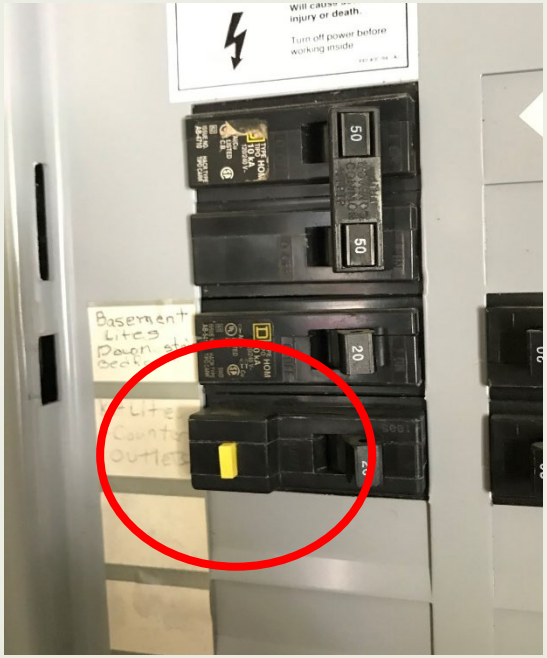

CAN/CSA - 2.17-M91.
HOME INSTALLATION
BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, IF
THE CURRENT EDITIONS OF ANSI Z223.1 (U.S. INSTALLATION)
CANADIAN INSTALLATION). FOR MOBILE HOME INSTALLATION,
THE MANUFACTURED HOME CONSTRUCTION AND SAFETY
24 CFR, PART 3280 (U.S.) OR CAN/CSA Z240 MH (CANADA).
NATURAL GAS
LP
26,000 26,000
40 53
PRESSURE (in. w.c./kPa) 3.5/0.87 10.0/2.48
PRESSURE - LO SETTING (in. w.c./kPa) 1.6/0.42 6.4/1.59
INLET PRESSURE (in. w.c./kPa) 5.0/1.24 11.0/2.88
INPUT (Btu/hr) 17,500 20,000
OUTPUT (Btu/hr) (CANADA) 19,000 19,700
MINIMUM CLEARANCES TO COMBUSTIBLE CONSTRUCTION
BACK OF STOVE TO BACKWALL 3" / 76 mm
EDGE OF TOP PLATE TO SIDEWALL 2" / 50 mm
EDGE OF TOP PLATE TO DIAGONAL WALL 2" / 50 mm
EDGE OF TOP TO ALCOVE 12" / 304 mm
BLOWER ASSEMBLY (Part No. 97-57008) MAY BE USED.
ELECTRICAL RATING: 115 VOLTS, 2.4 AMPS, 60 HZ.
DANGER: RISK OF ELECTRICAL SHOCK. DISCONNECT POWER BEFORE
SERVICING UNIT. DO NOT ROUTE POWER CORD UNDER HEATER.
NOT FOR USE WITH SOLID FUEL.
MORRISVILLE, VERMONT

SAFETY HAZARDS ELECTRICITY / WATER HEATERS

Safety Hazards

Electricity	Yes	No	N/A
Exterior duplexes and duplexes with a sink, pool, hot tub, or other water source are GFCI			
Washing machine duplex plugs are protected by GFCI (Note: the GFCI may be located at the breaker box which extends coverage to the entire circuit)			
There are no obvious electrical hazards such as open junction boxes, visible frayed wires, unsafe connections, switches/duplexes missing plate covers or unsafe use of extension cords			
The circuit Breaker Box is in good condition (no KO's missing, etc)			
Other findings			
Water Heaters	Yes	No	N/A
The water heater has a PRV and a ¾ discharge pipe from the valve to within 6" of the floor			
The water heater is vented correctly			

ELECTRICAL -GFCI



Washer Plug – here no GFCI is needed because it's a single plug – GFCI still needed for a duplex outlet.

GFCI Breaker

ELECTRICAL

- GFCI – within six feet of water source / outside
  - GFCI needs to be wired right to work.
  - Can be at the breaker box
  - Doesn’t reset? Then replace.

OUTDOOR GFCI'S

FAMILY HANDYMAN

Installing the Wrong Cover On an Outdoor Receptacle

On outdoor receptacles, flat covers provide protection only when a receptacle isn't in use. But it's not uncommon for extension cords to be plugged in for extended periods of time — for holiday lights, for example. In-use or "bubble covers" provide protection at all times.

ELECTRICAL

- Circuit Breaker Box
- Open connections
- Wire splices
- Power Strips / Overheating

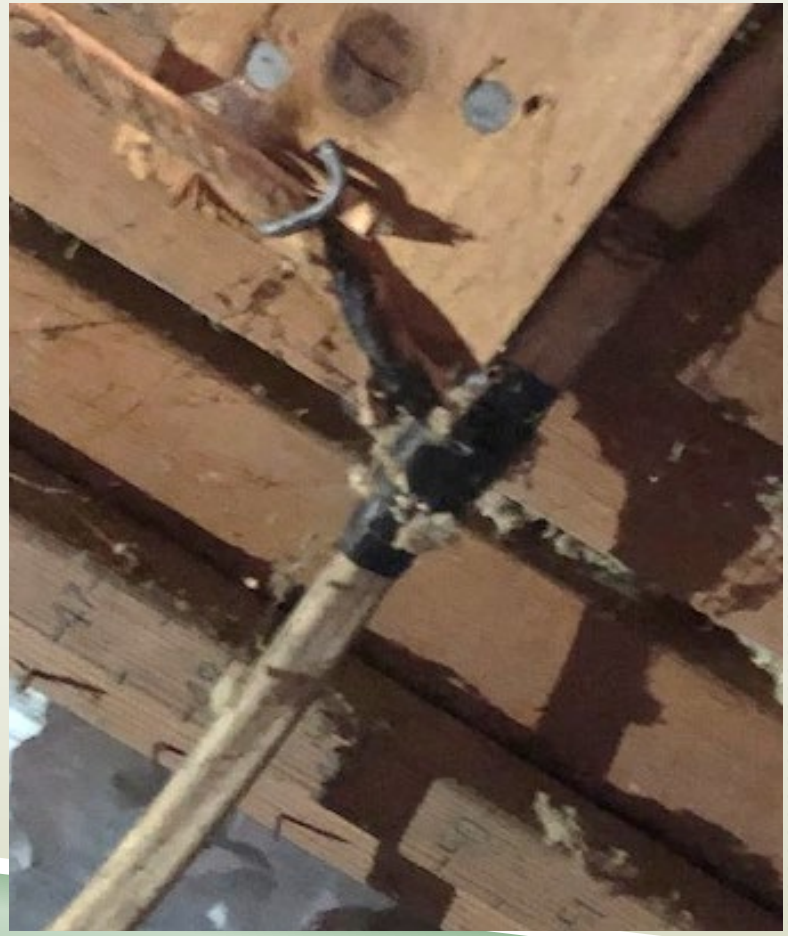
CBB- CIRCUIT BREAKER BOX

ELECTRICAL – UNSAFE CONNECTIONS

The open hole is called a knockout. Wires exiting knockouts have to be protected with strain relief connectors.

The wire can rub against the sharp metal and cut the insulation.

ELECTRICAL – UNSAFE CONNECTIONS



We DON'T EXPECT you to know that this is a hazard.

The problem – someone tapped power off a 12-gauge romex electrical wire without a junction box, wire nuts, etc. They opened the insulation on the romex, cut the wires inside and taped them to the old wires .

This was all live electric and extremely unsafe.

ELECTRICAL – UNSAFE CONNECTIONS

ELECTRICAL

All power strips have a set capacity or limit to how much current can run through them before they heat up enough to melt and catch fire.

WATER HEATERS

- Pressure Relief Valve
- Pressure Relief Discharge Pipe

- Venting
- Potential for a Carbon Monoxide Detector

SAFETY – DOORS / EXITS / DECKS

Doors/Exit Path	Yes	No	N/A
Exit doors or paths are free from locking mechanisms keyed from inside			
All stairways have at least one handrail			
All stairways with four or more risers, inside or outside the home, need to be guarded or have a railing on the open edge(s)			
All open landings or stairs, inside or outside the home, need to be guarded with a railing that is at least 36" high.			
Doors/Exit Path/Decks/Rails: Exit paths are clear for safe exit			
For deck floor surfaces over 30" above ground level – The deck has a			
For decks floor surfaces 24" to 30" above ground level – the deck has a sturdy railing at least 30" high			
Other Findings			

DOORS / EGRESS

- Locked Doors from the inside
  - The hazard is locking the door and taking the key so that others cannot get out.

DOORS / EGRESS

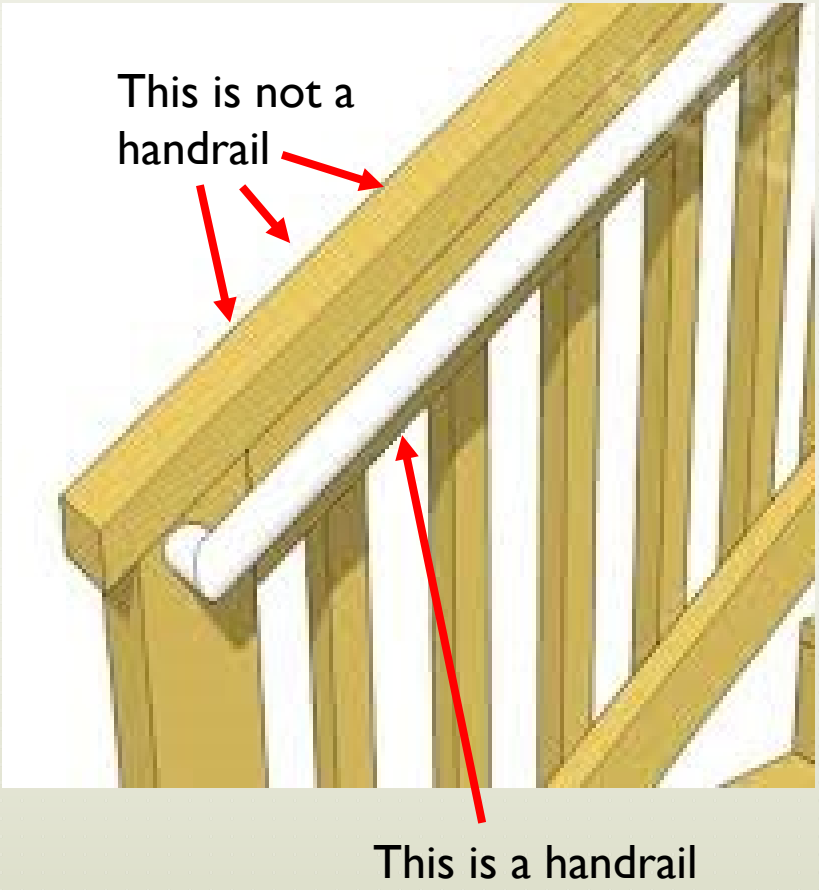
- Slide bolt lock at top of door

- Bolt lock keyed on both sides

- Hasp / padlock

STAIRWAYS / RAILINGS / FALL HAZARD

HAZARDS – FALLS – HAND RAILS



DECKS - FALLS

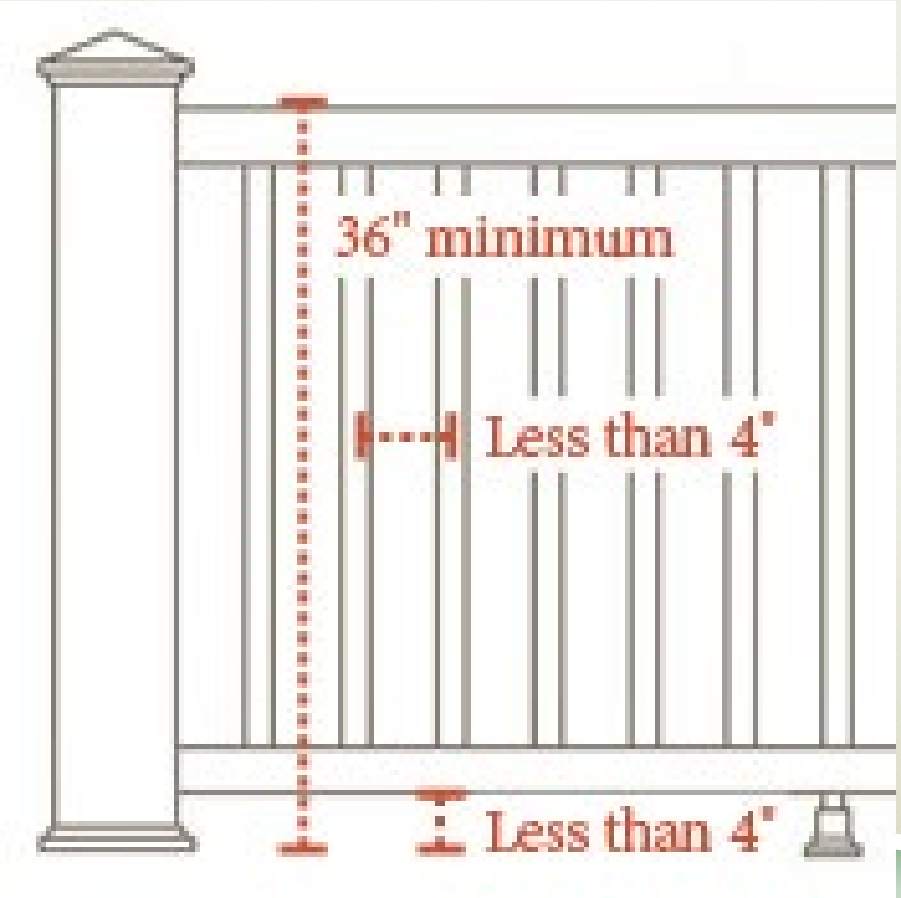
- Deck / Porch railing systems are *fall protection* systems. The purpose of the railing is to prevent falls to a lower level.

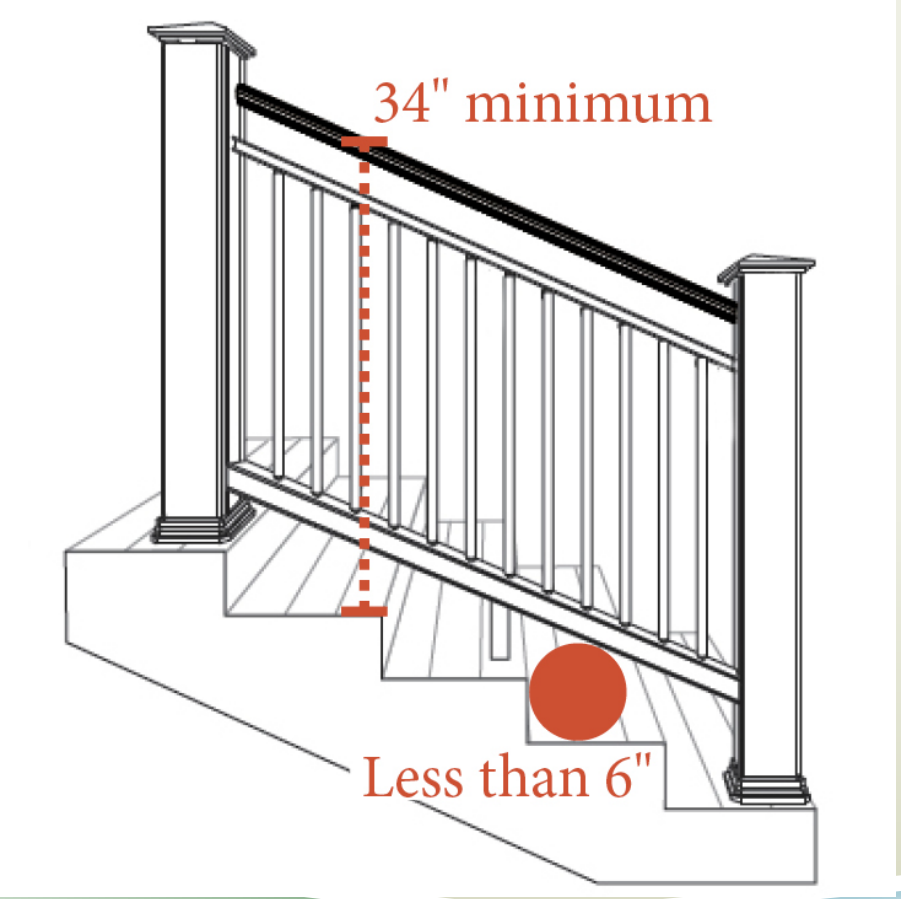
DECKS, STAIRS, BALCONY STYLE HALLWAYS

- Railings on stairs – 4 or more steps, need railing
- Railings around decks
  - Below 24” no railing needed (2 ft ↓)
  - Above 24” to 30” – 30-36” railing
    (2 - 2.5 feet Railing 2.5 – 3 ft)
  - Above 30” – railing is 42” high or higher
    (2.5 ft ↑ Railing is 3.5 ft high)

HAZARDS – FALLS - RAILINGS

The railing design cannot allow a 4” sphere to pass. This can be accomplished by balusters / spindles OR an ornamental pattern and can be horizontal or vertical. The stair opening at the tread cannot be more than 6”.





HEALTH HAZARDS – CARBON MONOXIDE

Carbon Monoxide	Yes	No	N/A
Home is equipped with Carbon Monoxide detectors in a common area on each floor			
Carbon Monoxide detectors are placed in areas with heating sources			
Other Findings			

- Heat / combustion source

- One on each floor

HEALTH HAZARDS – WATER / SEPTIC

Water Supply/Wastewater	Yes	No	N/A
Drilled well, dug well, or spring water: Certified lab report for E. Coli/Coliform water testing within the past year			
The home has an operating septic system			
Other Findings			

- Cannot use hardware store kit
- VT Certified lab E. Coli / Coliform Bacteria – (Kit A)
- It ONLY TAKES 7 DAYS MAX

HEALTH HAZARDS – HAZARDOUS MATERIALS

Hazards Material/Other Health Hazard	Yes	No	N/A
Hazardous materials such as flammables or poisons, are stored away from heat or in such a way that they cannot likely be a hazard to home occupants			
Hazards Material/Other Health Hazard: Other Findings			
Other Findings			

You have to be a VT State licensed Lead Inspector / Asbestos Inspector to determine if there is lead or asbestos.

It is possible for the homeowner to make things much worse trying to fix lead or asbestos issues.

FIREARMS

Firearms	Yes	No	N/A
All firearms are securely locked in a gun safe, closet or with trigger or cable locks, with key(s) kept in a separate location			
Guns stored in cabinets with glass/plexi glass fronts have trigger locks			
Other Findings			

- Gun safe
- Gun cabinet - Glass front, Trigger locks
- Lock Box

- Trigger Locks

Marginal – locked door or hasp / padlock utility cabinet.

GARAGES

Other Housing Safety/Health Issues

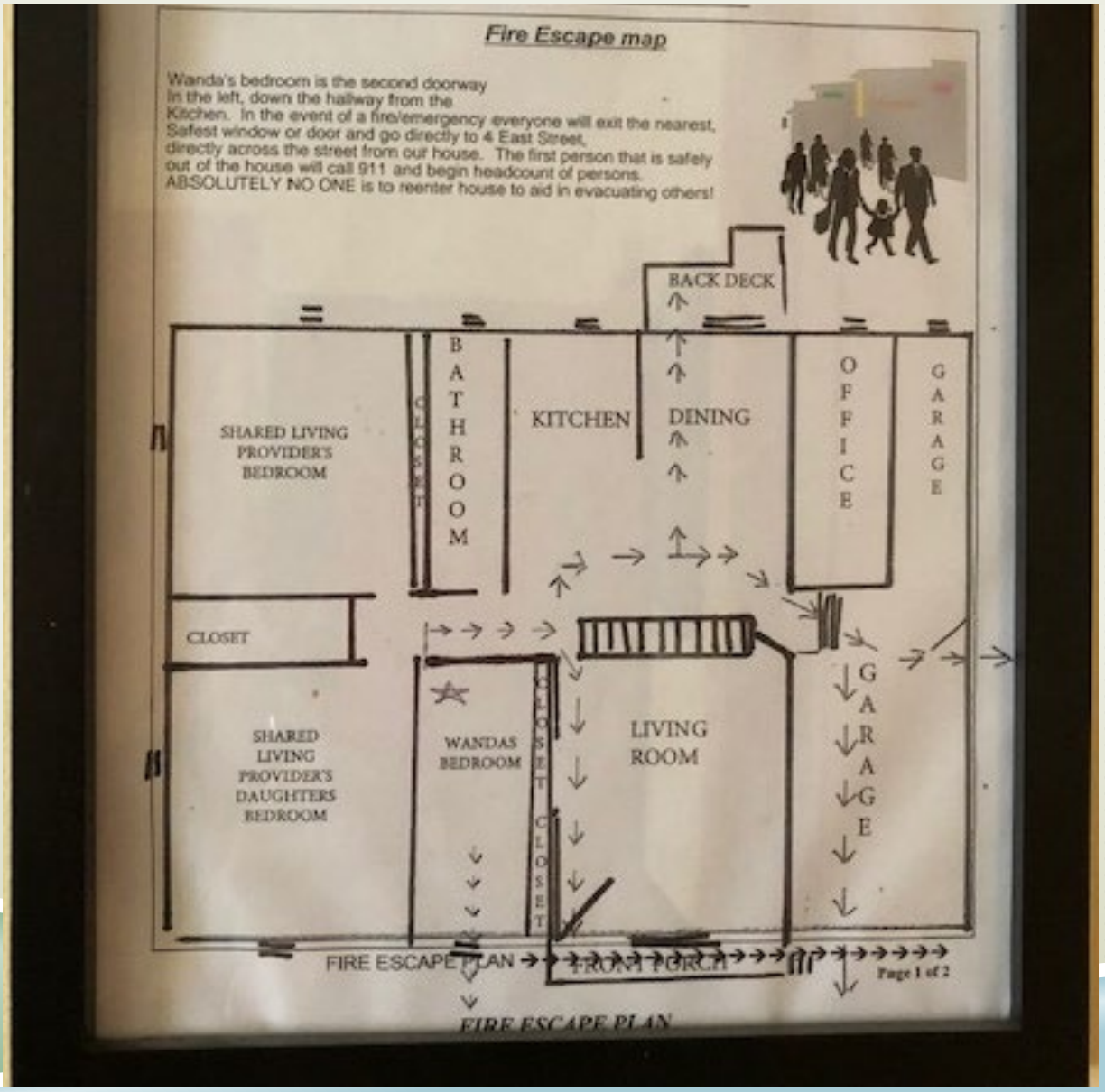
Garage	Yes	No	N/A
The wiring system/electrical supply is in good condition			
The use of extension cords is minimized			
If hazardous materials such as flammables or poisons are in the garage, they are stored away from heat or in such a way that they cannot likely be a hazard to home occupants			
If the garage is heated, the units are installed and vented correctly			
Other findings			

FIRE PLAN

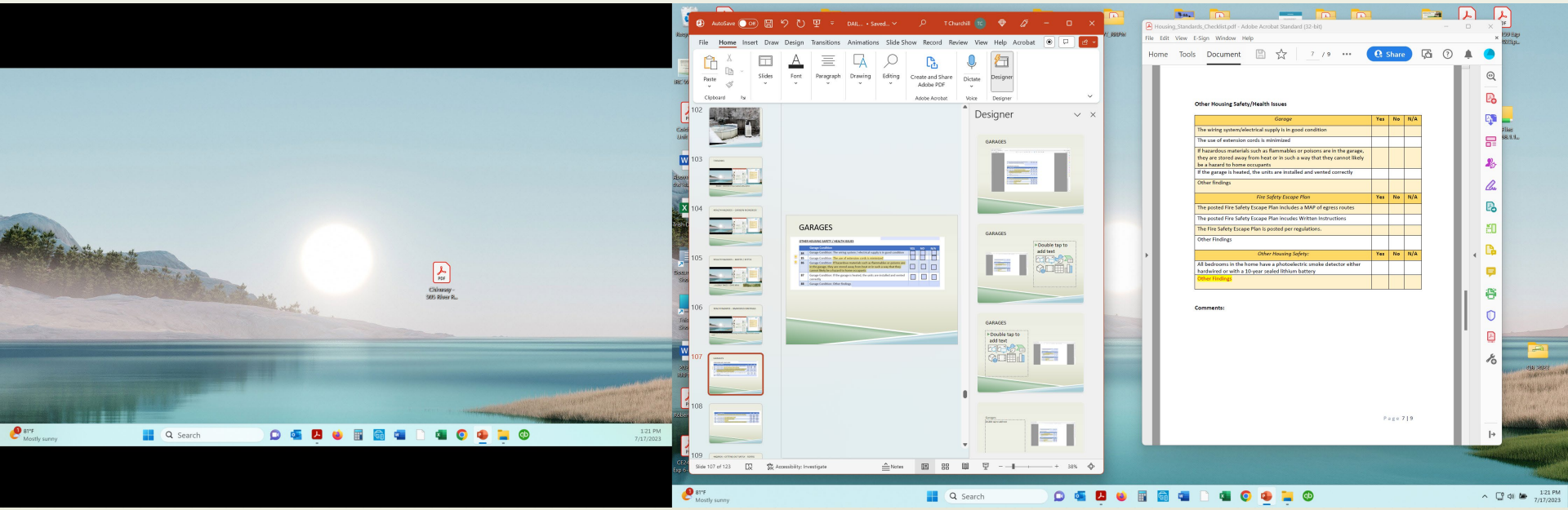
Fire Safety Escape Plan	Yes	No	N/A
The posted Fire Safety Escape Plan includes a MAP of egress routes			
The posted Fire Safety Escape Plan incudes Written Instructions			
The Fire Safety Escape Plan is posted per regulations.			
Other Findings			

HAZARDS – GETTING OUT SAFELY - EGRESS

- The map – Fire Escape Plan




RESIDENT
PARKING
UNAUTHORIZED
CARS WILL BE
TOWED AWAY
AT OWNER'S
EXPENSE


Designer
GARAGES
Other Housing Safety/Health Issues
Garage
Yes
No
N/A
The wiring system/electrical supply is in good condition
The use of extension cords is minimized
If hazardous materials such as flammables or poisons are in the garage, they are stored away from heat or in such a way that they cannot likely be a hazard to home occupants
If the garage is heated, the units are installed and vented correctly
Other findings
Fire Safety Escape Plan
The posted Fire Safety Escape Plan includes a MAP of egress routes
The posted Fire Safety Escape Plan incudes Written Instructions
The Fire Safety Escape Plan is posted per regulations.
Other Findings
Other Housing Safety:
All bedrooms in the home have a photoelectric smoke detector either hardwired or with a 10-year sealed lithium battery
Other Findings
Comments:

EVERGREEN'S PROCESSES

- Scheduling Inspections
- Our internal communications
- Database requirements
- On the day of the inspection

SCHEDULING INSPECTIONS

- There are **18** different agencies all looking for inspection dates
- The best way is to group as many as you can then call us
- Ask for a date – we will most likely give you two or more
- Please get back to us within 2 days or your dates may be gone.
- TELL US IF ITS AN URGENT PLACEMENT – we can accommodate last minute placements.

SCHEDULING INSPECTIONS

- Sometimes we have open time during the day. We have done inspections for up to four different agencies on a single day.

- Time to call the State:
  - houses with apartments
  - dual agencies where a location “release” is needed.

- We know you need to coordinate with pre-inspections, SLP availability, DB entry.

COMMUNICATIONS

- We are available via email:
- dail@evergreenehs.com
- Cell: 802-673-3369 // 802-310-5980
- Office: 802-239-4696
- Voicemails left on the office phone *are transcribed and sent to a special email account – if we are in cell range, we will get the message. Texting is OK too.*

COMMUNICATIONS

- Someone is in contact with all our staff who may all be out on a set day.

We Need Completed Assessment Request Forms

Both Initial Safety & Accessibility can be done on the same form for the same address

NEW FORM needed for Follow-ups

Naming Convention AR_Address_Town_Agency

DATABASE USE AND REQUIREMENTS

- We do not see the same screens as you do.
- Our main identifier is the **AID Number**, or the Assessment Identification Number. No Location numbers, No Case numbers.

ON THE DAY OF THE INSPECTION

- Make sure the inspector has:
  - the schedule
  - contact information, to include agency rep, phone, email, and
  - name of SLP and address

ON THE DAY OF THE INSPECTION

- ***** We cannot inspect what we cannot see *****
- Recent examples:
  - Stacked washer / dryer – can't get to the GFCI, can't test it.
  - Firearms and entry into other areas of the home
  - Manufactured homes and hot water tank / furnaces

INSPECTIONS

- Our role is to document what exists on the day of the inspection
  - No Fire Plan Posted?
  - Smoke Detectors still in the box?
  - Fire Extinguisher there, charged, but not mounted?
  - Water test results not on site?
  - No manual to verify wood stove clearances?

EVERGREEN RESPONSIBILITIES

- Prompt callback and scheduling
- Consistent professional evaluations per standard
- Helping you – providing options on non-compliant issues
- Entering Inspection info into database
- Housing Safety Inspection Training

QUESTIONS?