

DEPARTMENT OF DISABILITIES, AGING, AND INDEPENDENT LIVING

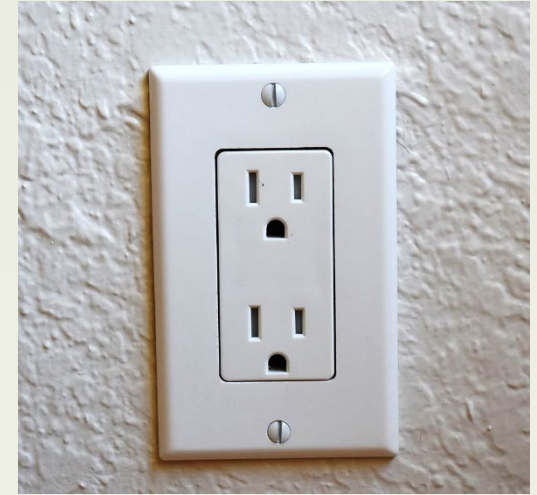
Housing Safety Inspection



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

GFCI OUTLETS

- ▶ Duplex regular
- ▶ GFCI duplex – required if the outlet is within 6' of a water source
 - This could be a basement sink
 - This could be a 100 gallon saltwater aquarium



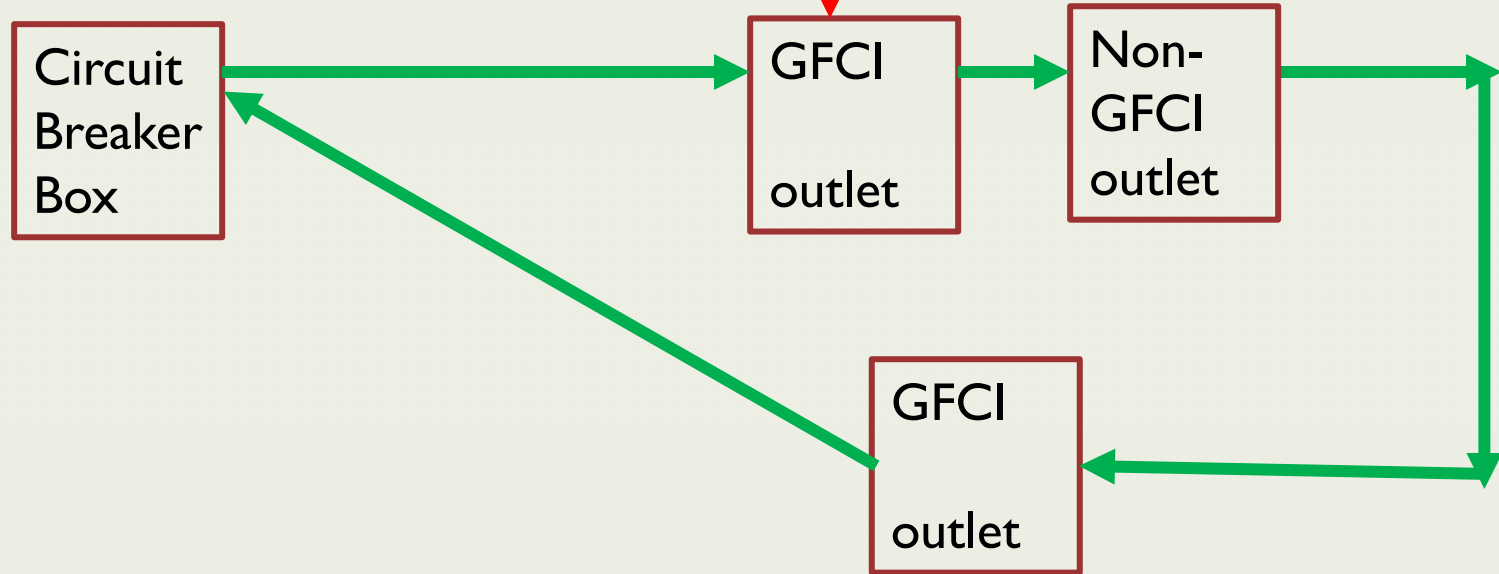
GFCI -TESTER

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

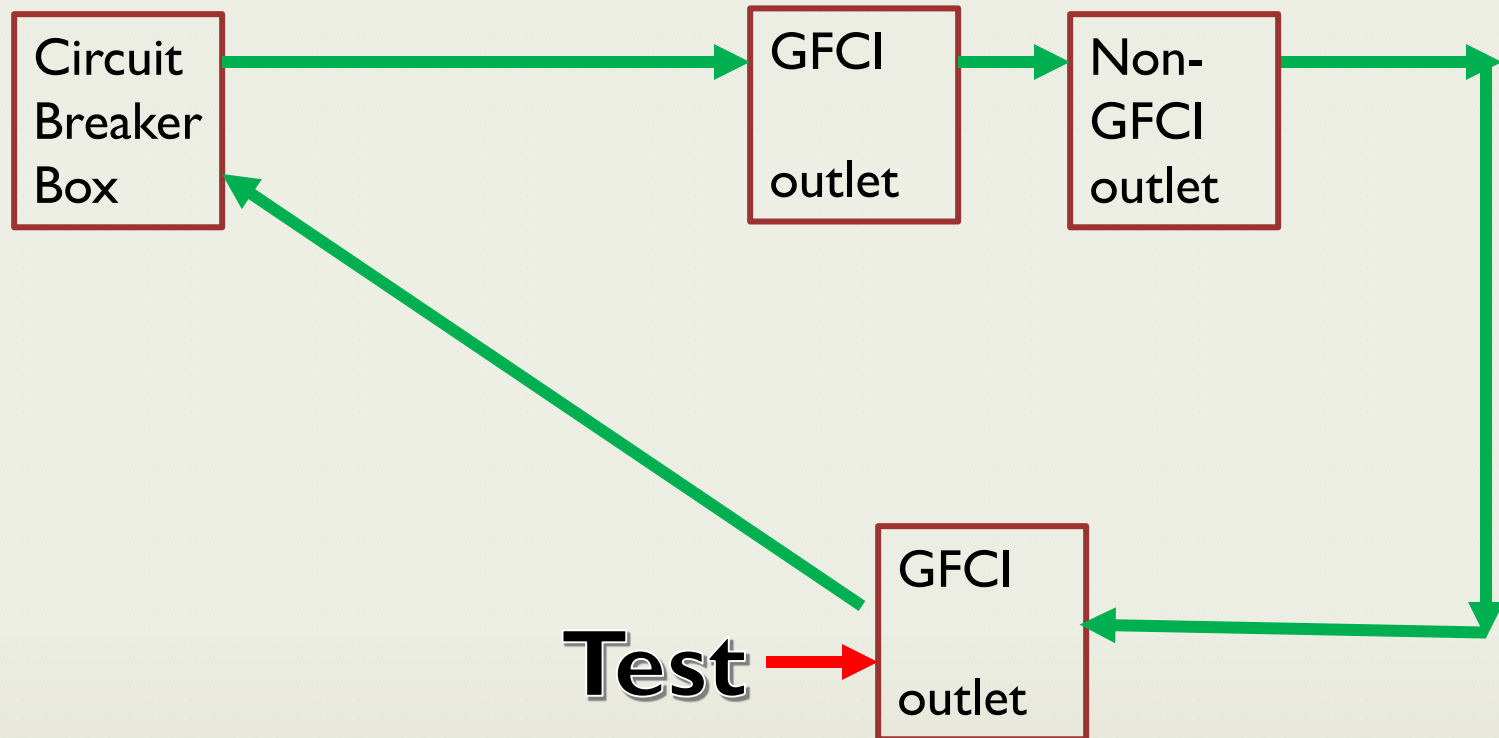


GFCI CIRCUIT

Test



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



ELECTRICAL HAZARDS – WATER HEATERS

SAFETY HAZARDS

Electricity		YES	NO	N/A
57	Electricity: Exterior duplex plugs are protected by GFCI	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
58	Electricity: 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
59	Electricity: 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
60	Electricity: The circuit breaker box is in good condition (no KO's missing, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
61	Electricity: Other findings			

Water Heaters		YES	NO	N/A
62	Water Heaters: The water heater has a PRV and a ¾" discharge pipe from the valve to within 6" of the floor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
63	Water Heaters: The water heater is vented correctly	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL - GFCI

- ▶ Exterior duplexes
- ▶ Electric powered pool accessories
- ▶ Could be hot tubs as well

- ▶ Washing Machines – we have to get to the duplex to test it – double stacked W&D is an issue, hard to get to GFCI

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.



CIRCUIT BREAKER BOXES



COMMUNICATIONS

- ▶ We are available via email:
- ▶ dail@evergreen-environment.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.*

OTHER USEFUL INFORMATION

- If there is a stacked washer – dryer, we need to get to the GFCI to pass the SLP – We cannot move these appliances, they need to be moved before we get to the home.
- Access – smoke detectors on vaulted ceilings – out stepstool goes to 7 feet.
- Access – we need to open a window. No AC, no trinkets, plants, etc. on the windowsill.

INTERACTION WITH HOME PROVIDERS

- ▶ Our role is to document what exists on the day of the inspection DNP = does not pass
 - No Fire Plan Posted? DNP
 - Smoke Detectors still in the box? DNP
 - Fire Extinguisher there, charged, but not mounted? DNP
- ▶ Aggressive or assertive SLP's / Clients
- ▶ Excessive conversation – follow up SLP