Most Common Deficiencies Found During Inspections

- **Life Safety Devices**: non-functioning/broken: emergency battery light packs, alarm horn/strobes, exit lights signs, exit door panic bars, fire alarm panel not to current tag/log inspection
- **Smoke Detectors**: at end of 10 year life - pan, broken, painted over, inoperable
- **Electrical panels**: blocked access, need 36” clearance for FD, circuit breakers not identified, closet not signed
- **Lights and receptacles**: missing protective covers/globes/cover plates, broken. Non GFCI receptacles in wet or exterior areas
- **Bedroom Electrical**: extension cord/multi outlet/surge protector pig-tailing, overloading circuits with oversized and number of appliances, string lights, window AC units not properly supported in opening
- **Bedroom Doors**: need to meet NFPA code: 1 hour rated, self-closing/latching, quick exit lockset (no deadbolts or latches)
- **Bedroom homemade Lofts**: dangerous if fire, “illegal”, need to meet NFPA code or remove
- **Emergency Exits/Fire Escapes**: blocked access, failing landings/stairs
- **Kitchen Equipment**: hoods not being cleaned or inspection tagged, greasy cooking equipment (fire hazard)
- **Storage of dangerous items**: Paint, propane tanks, combustibles, caustics, chemicals, especially if old
- **Ceilings**: Missing acoustical tiles and drywall penetrations/holes: not sealed to meet 1 hour rating fire code
- **Gutters & Downspouts**: filled with leaves, not properly aligned to drain - damaging soffit & fascia, spikes pulling out; downspouts disconnected, ground splash blocks missing to direct rainwater away from house foundation
- **Roofs**: not being maintained, at end of life span, flashing deteriorated
- **Plumbing**: fixture leaks, failing tile & grout in showers/wet areas. Undiagnosed ceiling stains from leaks