

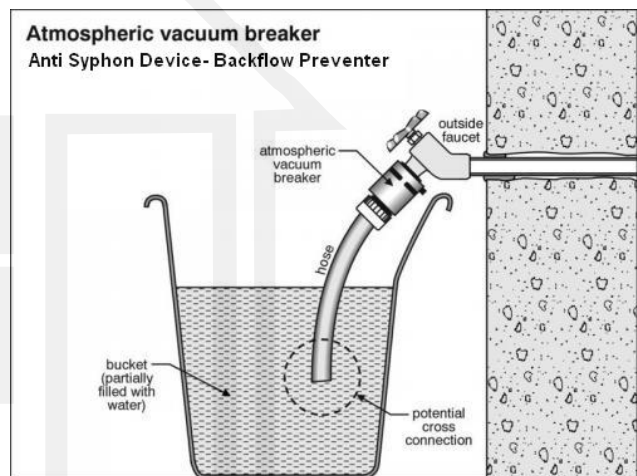


Pre-Listing Checklist

**Top 7 “Safety Hazards” found by Home Inspectors
and how you can fix them before you list your home.**

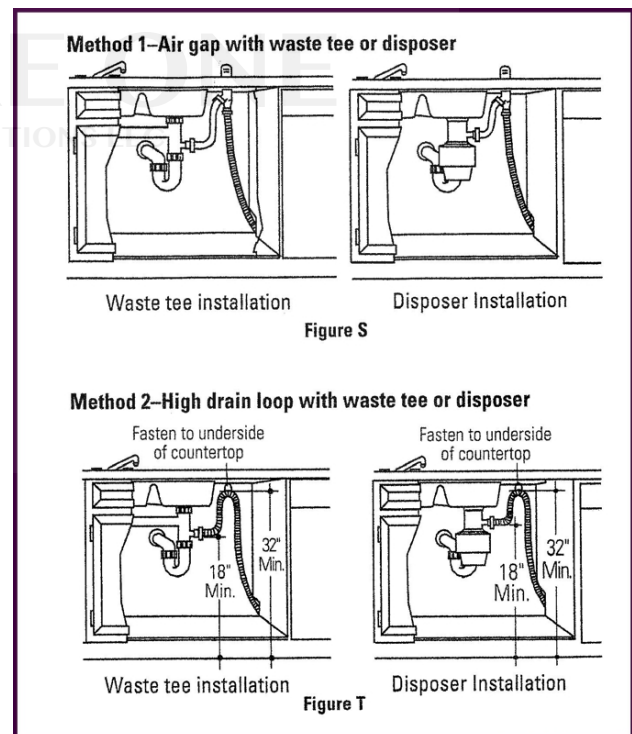
1. No Anti Siphons/Vacuum Breaker - Breaker -

Anti-siphon devices, or vacuum breakers, are a simple way to prevent contaminated water from being siphoned into your fresh water supply lines and contaminating those lines. Not having these devices is considered a safety hazard for obvious health reasons. Vacuum breaker/anti-siphon devices can be purchased at your local hardware store for about six dollars, and can be screwed on to a residence’s hose bibs to prevent this common safety hazard.



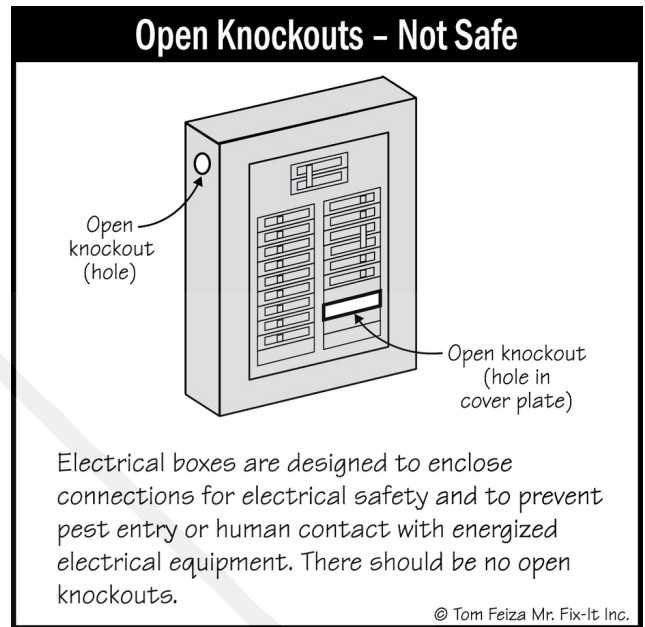
2. No Air Gap or High Loop -

No air gap/high loop for the dishwasher drain line is a common safety hazard. This is easily remedied with a screw in the cabinet or wall and a plastic zip tie holding the dishwasher drain line up so it creates a “high loop”. This is an easy way to remove this safety hazard.



3. Open knockout -

It is common to find open knockouts a.k.a. “holes” in a residence’s main electrical panel. These are considered a safety hazard because items or body parts could be inserted and become electrically charged. For square, rectangular and circular holes, local hardware stores carry panel brand & size specific plugs, and they are easily installed with basic hand tools and common sense.



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4. Outlet Covers-

Outlet/switch covers that are missing, or are broken and expose the wiring behind are considered a safety hazard because items or body parts could be inserted and become electrically charged. Outlet/switch covers are very inexpensive and should be replaced if broken or missing. This is an easy way to remove a potential safety hazard from an inspection.



Outlet damaged.



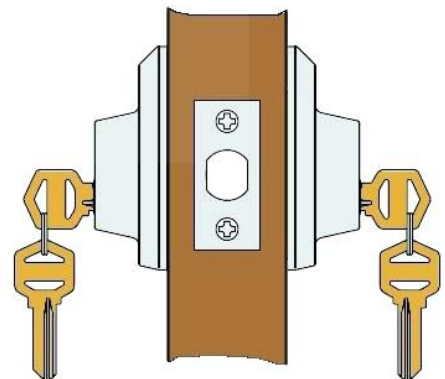
Outlet cover missing.



Switch cover damaged.

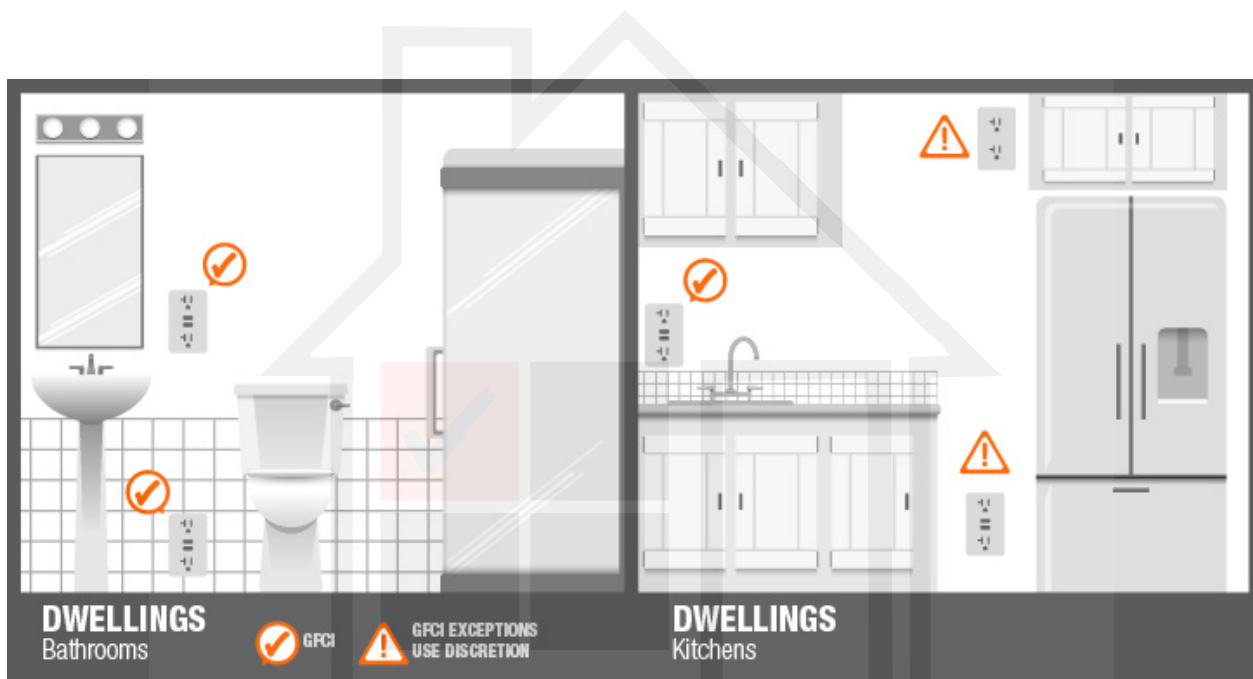
5. Double keyed deadbolts –

Double keyed deadbolts are a common security measure added by wary homeowners. Because of the nature of double keyed deadbolts (needing a key to exit the residence) produces a safety hazard in the case of fire or other emergencies. A standard deadbolt with the key on the outside, and a latch mechanism on the inside is an easy way to correct this safety hazard. Local hardware stores should carry a range of sizes and styles of deadbolts.



6. Kitchen and bathroom outlets not GFCI protected –

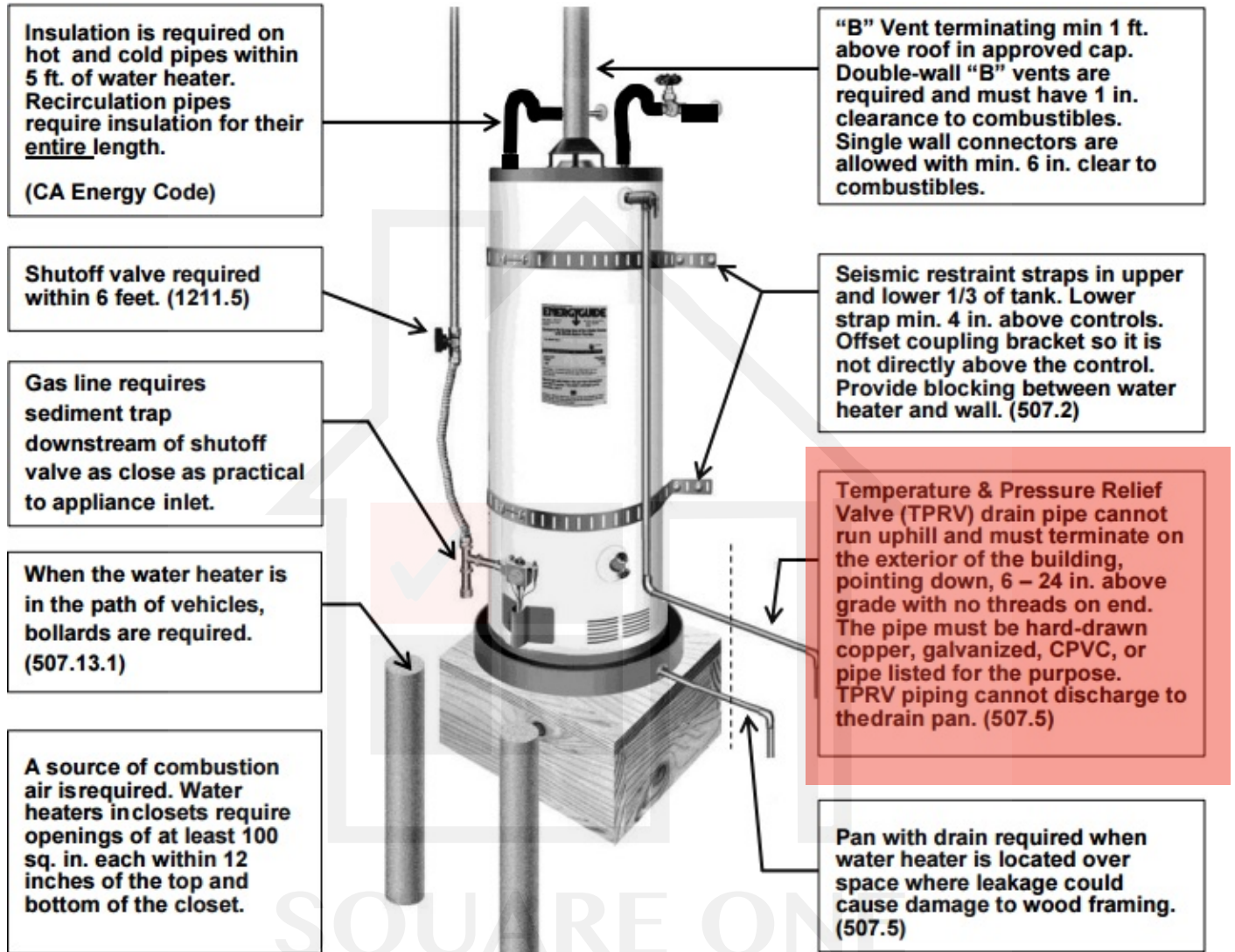
Modern building codes require all kitchen and bathroom outlets to be GFCI protected, with a few exceptions. The rule of thumb here is: If the outlet is near a source of water, it should be GFCI protected. GFCI outlets are relatively inexpensive, and some outlets can be ran in series to be protected by a single GFCI plug. This takes a little bit more electrical expertise, and if you are not sure/ don't feel confident on how to install these plugs I would recommend a licensed electrician or handyman do the install.



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7. Incorrect installation of TPR (TPRV) Discharge Line -

TPR discharge lines on water heaters are commonly installed incorrectly. These methods include the use of flex line to connect the water heater to the main section of discharge line, reduction in pipe diameter, incorrect pipe material, or no discharge line at all. These things should be looked at and fixed by a licensed plumber or handyman, or DIY if within the realm of expertise.





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