

Unnegligible safety issues

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During our inspections, clients always express their concerns on the roof, water tank which are costly to fix or replace, on the contrary, are not really serious on the items involved with inhabitants' potential safety and health hazards. This is due to no visible damage for now. But once something happened, the consequences are severe. Not only the financial loss but bodily harm could not be retrieved. Therefore,



Figure 1



Figure 2

we reiterate them and want to cause the attention even though clients take them for granted.

Figure 1 the broken smoke detector is supposed to be on the ceiling of the hall way where bedrooms are. Needless

to say how important it is. It is also code compulsory. Some home owners install it in every bedroom. This is fine but it may be too late for people to response the alarm without the hall way smoke detector. Nowadays, most some detectors are battery powered and last very long. They are easy to set up and should be tested every second months.

Figure 2 is the bedroom window and looks normal. You may feel comfortable with the security bars but this actually is a safety hazard. The bedroom windows not only provide light and ventilation but they are the emergency exit in the worst scenario. We would not regard it as bedroom without a window. It is all right to install the security bars but the quick release is necessary. Figure 3 is the garage side door access to



Figure 3

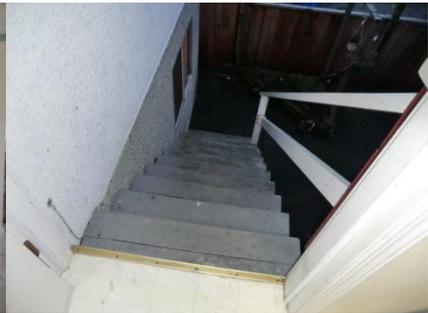


Figure 4

living space. We evaluate it of self closure and weather tight, which stop the intrusion of exhaust or combustible gas to rooms. It is not unusual to see the doors failed requirement, which shows the fire and health hazards. In addition, the living space should have 4-6" higher clearance than garage floor at least there is a door sill to avoid liquid flowing back into rooms.

Figure 4 is the stairs added by home owner. It seems ok but there is a problem once you watch carefully. If small kids play around here, they could fall from the side. This is because there are no spindles at each side. The void is too big. We ask to install the spindles/balusters in center less than 4". Also the brace in the middle of handrail and stairs must be removed to get rid of falling risk if kids climb. These are required on guardrail too. But some clients neglect these for claiming no small kids at family. Even though, the guests might bring over small kids. The neighbor kids might come over. If there is an accident which nobody wants to see, it is the responsibility of the home owner.