

## 8. Excessive deferred maintenance, storage, & debris

Excessive deferred maintenance, both inside and outside, often present difficult and dangerous work conditions for me. In most cases, where I find excessive deferred maintenance, I also find excessive furnishings and storage, both inside, in the garage, and outside. While I strive to prepare an accurate report of the condition of the property at the time of the inspection, it is virtually impossible to do so in such circumstances due to the time-limited nature and generalizations inherent with a property inspection, as well as areas of the property not being visible, not being accessible, or being considered dangerous and unsafe. So be careful while on the property until conditions are improved.

The information contained in **Your Home Inspection Report** should not be construed as an exhaustive, complete, or definitive list of defects and areas of concern under any circumstances since that is not the purpose of a property inspection. However, simply moving into a structure that has been subject to excessive deferred maintenance for any significant period of time means that renovation of any part of the property will expose additional defects which were not noted in **Your Home Inspection Report** because they were not visible at the time of the inspection. In other words, I'm just not going to find everything under these conditions. If you have any concerns about things that might have been missed under the conditions present at the time of the inspection, you should schedule a re-inspection after all the furnishings and storage have been removed from the property, as well as thoroughly checking everything during your final walk-through. If you plan on doing any renovation, you should increase your budget to account for unexpected and unforeseen circumstances due to conditions at the time of the inspection. Additionally, before you close escrow, create a list of service professionals (plumber, electrician, etc.) to call in an emergency situation.

## 9. Fire Safety

The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links:

[www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com), [www.nfpa.org/](http://www.nfpa.org/), <https://www.usfa.fema.gov/prevention/>  
<http://www.cpsc.gov/en/Safety-Education/Safety-Education-Centers/Carbon-Monoxide-Information-Center/>

## 10. Indoor air quality

I do not test for indoor air quality or pollution. However, indoor air pollution ranks very high on the list of health problems associated with our homes, especially with the advent of vinyl dual-pane doors and windows. Previously, there could be some leakage expected around doors and windows, resulting in the house breathing. With better windows, insulation, weather stripping, sealants, etc., our homes are not allowed to breathe anymore, resulting in our breathing in many of those contaminants that once leaked to the outdoors. If you or anyone in your family, or circle of friends who might visit, have allergy problems or breathing problems such as, but not limited to, asthma, you should have the indoor air quality tested and abatement procedures implemented as necessary. If children under the age of six, any elderly persons, or anyone with a compromised immune system (such as those having had recent surgery, or those with any immune suppressing disease) will be living in or visiting the residence, please consult with a licensed environmental hygienist to help you protect the health of those individuals.