



ATTACHED GARAGE FIRE HAZARDS

Garage fires do happen, and there are plenty of things that you can do to prevent garage fires from spreading to the rest of the house, or to keep them from starting in the first place.

Why do many garages pose a fire hazard?

- Where are you most likely to do any welding, or any work on your car? These activities require working with all sorts of flammable materials.
- Water heaters and boilers are usually stored in garages, and they can create sparks that may ignite fumes or fluids. Car batteries will also spark under certain conditions.
- Oil and gasoline can drip from cars. These fluids may collect unnoticed and eventually ignite, given the proper conditions.
- Flammable liquids, such as gasoline, motor oil, varnish and paint are commonly stored in garages.

The following tips can help prevent garage fires and their spread:

- If the garage allows access to the attic, make sure a hatch covers this access.
- The walls and ceiling should be Type X fire-rated gypsum.
- The floor should be clear of clutter. Loose papers, matches, oily rags, and other potentially flammable items are extremely dangerous if they are strewn about the garage floor.
- Use light bulbs with the proper wattage, and do not overload electrical outlets.

- Tape down all cords and wires so they are not twisted or accidentally yanked.
- Store your flammable liquids in clearly labeled, self-closing containers, and only in small amounts. Keep them away from heaters, appliances, pilot lights and other sources of heat or flame.
- Never store propane tanks indoors. If they catch fire, they can explode. Propane tanks are sturdy enough to be stored outdoors.
- Do not install a pet door in the door! Flames can more easily spread into the living area through a pet door, especially if it's made of plastic.
- The door should be self-closing. While it may be inconvenient, you never know when a fire will happen, and it would be unfortunate to accidentally leave the door open while a fire is starting in the garage.
- Are the joints and open spaces around the door tightly sealed? Any openings at all can allow dangerous fumes, such as carbon monoxide or gasoline vapor, to enter the living area.



Although you can perform many of these recommendations yourself, it is a good idea to hire a professional inspector to make sure your home is safe from a garage fire.

Buyer and Seller Benefit from Report

These are ways in which a home inspection report can be used by parties in a real estate transaction for mutual advantage and benefit.

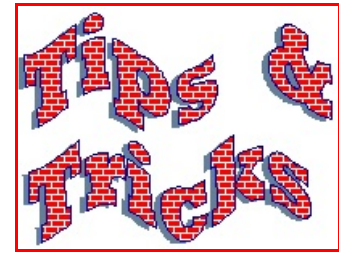
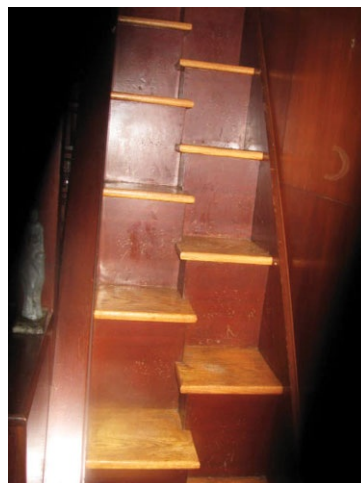
- ▶ **Buyers** can consider the reported conditions of the home's systems to determine their **ability to afford and maintain the property**. A home with a 12-year-old water heater, an 18-year-old furnace, and a 25-year-old composite-shingle roof is going to need some costly investments in the near future.
- ▶ **Buyers** can sometimes use information regarding undisclosed defects to **negotiate** the seller's action to repair the defect(s) or adjust the asking price for the home.
- ▶ **Sellers** can obtain a home inspection and use the report to **disclose known defects** to potential buyers.
- ▶ **Sellers** can obtain a home inspection and use the report to identify and **correct significant defects** that could interfere with a buyer's desire to submit a contract to buy the property.
- ▶ **Buyers** can use the inspection report as a to-do list for **maintaining the property** after purchase.
- ▶ **Buyers** and **Sellers** can use the report to communicate to contractors the nature of the defect(s) to **obtain estimates** for repair or to arrange for repairs or replacements.
- ▶ **Buyers** can sometimes use the inspection report as a means to **withdraw from the contracted agreement** to purchase the home when certain types of undisclosed defects are reported.
- ▶ **Buyers** and **Sellers** should consider obtaining inspection reports only from professional, full-time home inspectors who continually upgrade their knowledge and skills with regular Continuing Education courses. Builders and contractors who generate inspection reports often use them as marketing tools and as a means to generate business for maintenance and repairs. Doing so is a conflict of interest, so their reports do not always represent the actual conditions of the property.

HOME INSPECTION NIGHTMARES!

Baby Steps

Here is a set of stairs you just don't see every day. This one leads up to a loft office.

courtesy of the ASHI Reporter



Appliance Manual Lost?

Check out the manufacturer's website or

www.ManualsMania.com

www.TheUserManualSite.com

Avocados

You can keep a bowl of mashed avocado or guacamole from darkening by burying the pit in it until time to serve.

Christmas Tree Time

To prolong your tree's freshness, saw off the bottom inch or two of the trunk and put the base in water as soon as possible. Warm water will clean the sap off the cut and let the tree drink better. To help a tree absorb water even better, use a long drill bit to bore a hole up through the center of the trunk and pack firmly with cotton balls; they will act as a wick. When refilling the stand, use cool water with a few aspirins added.



Wishing you the
happiest of Holidays!

Erick, Pete,
Jim and Laurie