



Adoption and Foster Care Inspection Guidelines

State regulations require that persons applying for approval to become Adoptive or Foster parents receive a fire safety inspection of the home.

Please use this checklist to prepare for your Fire Safety Inspection:

1. Address Numbers: must be clearly visible from the street.
 - a. The numbers need to be on the front of the home as opposed to painted on the curb where they can be easily blocked by parked vehicles or vegetation.
 - b. Exception may be made for rural homes which are not visible from street. In this case address numbers must be posted on mailbox, visible from each direction of approach.
2. Bedroom Windows & Security Bars
 - a. Any means to open the window, and any security bars that may be present, must be operational from the inside of the room without the use of keys or tools.
 - b. Security bars covering required emergency exits must have "quick release" mechanisms.
 - c. Each bedroom should have at least one operable window with a minimum clear opening of 24 inches high by 20 inches wide.
3. Locks: Thumb-turn deadbolts, night latches, security chains, surface mounted slide bolts and flush mounted bolts are allowable.

- a. Double key dead bolts, the type that requires a key to unlock from the inside, are not permitted.

4. Smoke Detectors must be provided in each bedroom and in the corridor/hallway adjoining the bedrooms.

- a. A room designed to be used as a bedroom but currently used for other purposes, (i.e., office or game room must still comply with this requirement).
- b. In addition to those required in sleeping rooms, in multi-story homes a smoke detector to cover the upper floor(s), must be located at the top of the stairs.
- c. There should be means available (step stool, stick, etc.) for the inspector to test the function of the smoke detectors, especially in the case of vaulted ceilings.

5. Carbon Monoxide Detector (CO): must be installed in all residences with gas or propane powered appliances.

- a. One CO Detector is required in the hallway outside of the sleeping areas on each level.
- b. CO Detectors can get the best reading of your home's air when they are placed 5 feet from the ground.
- c. Please follow Manufacturer's Instructions for guidance with placement and installation.

6. Fire Extinguishers:

- a. In one-story single-family homes a Fire Extinguisher of at least (1) 2A10BC (5lb) rating should be mounted in a readily accessible location. Often this is under the kitchen sink, a pantry, a utility room, or even near the garage pedestrian door if the door is readily accessible to the kitchen area. No matter the location residents need to be made aware of the extinguisher's location.
- b. In two-story single-family homes, a minimum of a (1) 2A10BC (5lb) rated Fire Extinguisher should be mounted upstairs in a readily accessible location. This is in addition to the (1) 2A10BC (5lb) rated Fire Extinguisher previously described.
- c. Multi-family rental homes protected by automatic fire sprinkler systems are allowed to use the fire extinguisher provided by Management to meet this requirement.

7. Gas powered water heater & HVAC (Heating, ventilation, and air conditioning):

- a. Gas powered HVAC and water heaters areas will be checked for improper storage and intact vent exhaust pipes.
- b. No chemicals should be stored in the water heater closets or combustible items stored within 24" of the water heater.

- c. Gas water heater installed before 2003 in enclosed garages should be at least 18 inches above floor level so flammable vapors cannot collect around the water heater.
- d. Gas water heater installed after 2003 should be a FVIR Model and are allowed to be floor mounted.

8. Miscellaneous Items:

- a. Dryer vent duct hose should be inspected and cleaned annually to prevent dryer fires. Areas around and behind clothes dryers will be checked for accumulations of lint.
- b. Electrical panel will be inspected and verified that all breakers are labeled.
- c. Surge protectors should be used when additional outlets are needed, and refrain from using extension cords as a permanent wiring solution.
- d. Gasoline stored in attached garages must be kept in approved containers.
- e. Any other chemicals present must be properly stored.

**Contact the Lake Cities Fire Department to Schedule an
Inspection**

**3501 FM 2181 Suite B Corinth, TX 76210
Phone: 940-279-4590 Fax: 940-497-3455**