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PRIME PROPERTIES

Carbon Monoxide and Smoke Detectors / Alarms Disclosure

1. Regulations require that a functioning carbon monoxide and smoke detector must be installed in every one and two family house, co-op or condo constructed or offered for sale.
2. At least one carbon monoxide alarm and smoke detector must be present in each dwelling unit.
3. A carbon monoxide detector must be located in the immediate vicinity of the bedrooms on the lowest floor. For example, if the bedrooms are all on the second floor then the detector must be placed on the second floor near the bedrooms.
4. The carbon monoxide alarms must have UL certification (this will most likely be stated on the packaging) and must be installed according to the manufacturer's instructions.
5. The carbon monoxide alarms may be hardwired to the dwelling, plugged into an outlet or battery operated.
6. If the carbon monoxide detector is part of a fire/burglar/carbon monoxide system or the alarms are monitored by a service, a distinctive alarm must be used to differentiate between the carbon monoxide alarm and the other system functions.
7. The carbon monoxide alarm must be maintained according to the manufacturer's instructions.
8. The alarms shall not be removed except for replacement, service or repair of the alarm.
9. Combination smoke/carbon monoxide detectors are allowed under the new regulations if they meet the same criteria above.
10. The regulations DO APPLY for properties "For Sale By Owners".

_____		Signed by:	_____	10/9/2024
Purchaser	Date		Seller Captain John's Inc/A & E #2 LLC	Date

_____	_____	_____	_____
Purchaser	Date	Seller	Date

_____		DocuSigned by:	_____	10/10/2024
Agent			Agent Gretchen Loomis	

Rev: 6-21-13