

Five Star Home Inspections

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Report: Five Star Sample Report



Home Condition Report

Prepared for the exclusive use of:

Any Client

12345 Five Star Road, Kansas City Metro



Inspected By: Mike Blackman - Inspector
Five Star Home Inspections, Inc.
913-219-8634

Inspection Date: June 1, 2014

Report Summary

In the opinion of the inspector, these noted items are **not** in a satisfactory condition. They are either incorrectly installed according to the manufacturers installation instructions, not functioning as intended, operating in an unsafe manner, or near the end of their economic life. Repair or replacement is recommended to achieve intended design performance. Failure to take the necessary action relatively soon could result in failure of the component or system and may affect the habitability of the structure. Safety related items need immediate attention.

Other than certain critical deficiencies or life threatening situations, it is generally not possible for the inspector to rank these deficiencies in terms of importance. What is critical to one individual may not be important to another. It is up to you, with the assistance of your professional REALTOR or other advisors, to determine what action (if any) needs to be taken prior to closing, in relation to the terms of your contract.

This listing is only a portion of the full report. Do **not** take any action until you have read, understand, and considered the contents and meaning of the full report. Do not hesitate to obtain a second opinion of any of the items listed here or noted in the body of the report.

FOUNDATION

Foundation:

Perimeter Foundation Drainage Surface:

Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' from the foundation. Portions of the ground around the perimeter do not meet this minimum standard. Portions of all four sides of the home need some grading adjustment.

Interior View of Basement:

Evidence of Water Entry in the Basement Noted:

Action Necessary - There is evidence of water entry in the basement at the rear foundation wall. It is recommended that a professional foundation contractor fully evaluate the basement and determine the best cause and cure for the water entry.

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:

Heat Exchanger Inspected Via:

Attention Needed - The furnace heat exchanger and burners have some corrosion and are dirty. It is recommended that the furnace is fully evaluated and serviced by a professional HVAC contractor.

STRUCTURAL

Structural:

Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. There is some siding deterioration in need of repair in the lower portions of the siding on the east and west sides of the home and in the siding seams on the east side of the home. It is recommended that a professional siding contractor evaluate the siding and make recommendations to prevent further deterioration.

Trim Condition:

Attention Needed - The trim needs some minor repair to prevent further deterioration. There is trim deterioration in need of repair around the front left garage door, in the trim around the center west facing breakfast room window, and in the trim between the rear entry door and the storm door.

Window Flashing:

Attention Needed - The installed window flashing does not appear to be adequate. Some repair is necessary. The flashing above the center and right rear breakfast room windows needs to be repaired so the flashing folds over the top of the trim. Also, there is missing flashing above the 1/2 moon windows in the family room that should be

installed.

Deck, Porch, or Balcony:

The Foundation Materials:

Action Necessary - The deck support posts are setting on a concrete slab. There is a possibility that one of the posts could become dislodged and result in deck support failure. All of the deck posts need to be anchored to concrete the concrete footings.

Stairs Condition:

Action Necessary - The steps for the deck have uneven and too tall of risers. All three sets of the deck stairs need to be repaired for safety to prevent tripping.

ELECTRICAL SYSTEMS

Main Power Panel and Circuitry

Condition of Wiring in Panel:

Action Necessary - Electrical circuitry wiring in the power panel shows some condition that calls for immediate action of a Qualified Licensed Electrician. Excess sheathing was noted on at least one romex cable entering the panelbox. This sheathing should be removed to within 1/4" to 1/2" of entering the panelbox.

PLUMBING SYSTEM

Plumbing:

Leaks in the Supply Piping Noted:

Action Necessary - There is a leak in the supply system. Services of a Qualified Licensed Plumber may be required. There is a leak at the main water cutoff in the basement.

KITCHEN

Kitchen:

Windows:

Action Necessary - At least one window or associated hardware in the kitchen needs repair or replacement. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for four of the six breakfast room windows.

Cabinets, Drawers, and Doors:

Attention Needed - The bottom side of the cabinet under the kitchen sink is deteriorated from water damage and needs to be repaired.

Faucet and Supply Lines:

Attention Needed - The kitchen faucet has a leak at the dishsprayer and needs to be repaired.

BATHROOM

Master Bathroom:

Walls:

Attention Needed - There is some water damage in the walls and trim around the tub and shower that needs to be repaired.

Basin and Drain Fixtures:

Action Necessary - There is an active leak in the drain line below the left sink in the master bathroom that needs to be repaired.

Bathroom # 2:

Glass Tub/Shower Door:

Attention Needed - The glass door for the hollywood bathtub is loose and needs to be secured at the base to prevent the door from breaking.

Bathroom # 3:

Faucet and Supply Lines:

Attention Needed - The faucet in the bathroom vanity leaks in the upper level rear bathroom and needs to be repaired.

Partial Bathroom:

Ceiling:

Attention Needed - The ceiling in this bathroom needs some repair. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

BEDROOM

Master Bedroom:

Ceiling:

Attention Needed - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for the rear right and the west facing master bedroom windows.

Bedroom #2:

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for the windows in the front middle bedroom.

Bedroom #3:

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for the left window in the SE bedroom.

Bedroom #4:

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for both windows in the NE bedroom.

OTHER LIVING SPACES

Living Room:

Ceiling:

Attention Needed - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

Dining Room:

Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. There is evidence of prior water entry around the front middle dining room window. It is recommended that a professional contractor fully evaluate, water test, and repair the window as necessary.

ADDITIONAL ROOMS

Bedroom #5:

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide

that holds the window in the up position is nonfunctional. It needs to be replaced. This is for both rear windows in the main level bedroom.

GARAGE

Garage:

Overhead Door and Hardware Condition:

Attention Needed - There is no safety wire installed through the garage door springs. Safety wire needs to be installed through the springs to prevent damage or injury from spring breakage. This is for the springs for the single door only.

Safety Reverse Switch on the Automatic Opener:

Attention Needed - The safety reverse switch worked, but it required more resistance than expected. Adjustment is needed to reverse with less force required.

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

REPORT NAME:
12345 Five Star Road.
INSPECTION DATE:
June 1, 2014.
INSPECTION APPOINTMENT TIME:
Anytime.
CLIENT NAME:
Any Client.
INSPECTION SITE:
12345 Five Star Road.
INSPECTION SITE CITY/STATE/ZIP:
Five Star, KS 66210.

CLIMATIC CONDITIONS:

INSPECTION DAY WEATHER:
Partly Cloudy.
TEMPERATURE AT TIME OF INSPECTION:
80's.
SOIL CONDITIONS:
Dry.

UTILITY SERVICES:

WATER SOURCE:
Public.
SEWAGE DISPOSAL:
Public.
UTILITIES STATUS:
All utilities on.

OTHER INFORMATION:

AREA:
Suburb.
HOUSE OCCUPIED?
No.
CLIENT PRESENT DURING INSPECTION:
Yes.

SITE

Site:

House faces:
The front of the house faces South.



Style of House:
Two-story.

Estimated age of house:

The house is 20 - 30 years old.

Approximate Lot Size:

The lot appears to be an average size for the area.

Area Description:

This is a well-established area with homes of similar type construction.

Lot Landscape Condition:

Satisfactory - The landscape appears to be average for the area.

Site Drainage:

Satisfactory - The lot appears to have adequate drainage to prevent water from ponding.

Paving Condition:

Street and Curb Condition:

Satisfactory - The street and/or curb in front of the property appears to be in satisfactory condition.

Sidewalk at Street:

Satisfactory - There is an on-site sidewalk next to the street. The condition of the surface is satisfactory.

Street Drainage and Gutters:

Satisfactory - The street appears to have adequate slope and drainage. A gutter system is installed.

Driveway Paving Material:

Concrete.

Driveway Condition:

Satisfactory - The driveway surface material is in satisfactory condition with only normal deterioration noted.

Walkways and Stoop Materials:

Concrete.

Walkway Condition:

Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Entryway Stoop:

Satisfactory - The entry stoop is in functional condition.

Utility Services:

Water Source:

City.

Water Meter Location:

Front yard several feet in from the street.

Electric Service:

Good - Underground.

Electric Service Condition:

The underground service appears to be in good condition. Contact the utility company before digging in the yard.

Fuel Source:

Natural gas is provided by a regulated service company or utility.

Sewage Disposal System:

Sewers.

Gas Services:

Gas-fired Equipment Installed:

Furnace. Water heater.

Type of Gas Supply:

Natural Gas.

Gas Line Primary Piping Material:

Black iron pipe.

Piping Installation - Routing - Shutoffs - Hangers - Supports:

Satisfactory - Gas supply piping, as installed, appears adequate.

Gas Odors Noted:

No.

Vents Noted From Roof View:

There is at least one gas-fired vent stack through the roofline.

Draft Hoods/Draw:

Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

Gas-fired Appliance Flue/Vents:

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and are functional.

FOUNDATION

Foundation:

Type of Foundation:

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

Foundation Materials:

Poured-in-place concrete, 8" or more thick.

Visible Portions of Exterior Foundation Walls:

The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible. Areas not visible are not commented on as a part of this inspection.

Evidence of Recent Movement:

No - There is no evidence of any recent movement.

Perimeter Foundation Drainage Surface:

Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2" per foot for 6' from the foundation. Portions of the ground around the perimeter do not meet this minimum standard. Portions of all four sides of the home need some grading adjustment.



Interior View of Basement:

Interior of Basement Percentage Finished Into Living Space:

None.

Basement Ceiling Exposed:

Most of the ceiling is open allowing visibility of the ceiling/floor joists.

Sill Plates Percentage Visible:

Almost all of the sill plates were visible.

Percent Interior Foundation Wall Exposed:

Almost all of the interior foundation walls are available for viewing.

Conditions Noted in Exterior Walls, Interior View:

Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Columns and Posts:

There are steel columns or posts installed.

Columns Condition:

Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.

Main Beam:

Satisfactory - The main beam installed appears to be in satisfactory condition.

Slab Foundation Floor Type:

A floating slab inside the foundation is used for this structure.

Floor Cracks Noted:

Yes - Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than curing

cracks.

Basement Windows:

There are basement level windows.

Interior Stairway Access From:

Main entry.

Staircase Condition:

Satisfactory - The staircase to the basement level appears functional.

Evidence of Water Entry in the Basement Noted:

Action Necessary - There is evidence of water entry in the basement at the rear foundation wall. It is recommended that a professional foundation contractor fully evaluate the basement and determine the best cause and cure for the water entry.



Lighting on the Basement Level:

Satisfactory - Overall lighting in the nonliving areas of the basement level is acceptable.

Electrical Service to Basement Level:

Satisfactory - The electrical outlets in the basement level tested as correctly grounded.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Model/Serial Number/Size:

Manufacturer Unknown - Manufactured in 2007. The typical service life for an AC unit is 12 - 15 years.

Type:

Heat Pump. Electricity-powered.

Unit/Condenser Location:

Side of the house.

Unit Tested:

Yes.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Condensing Coil Condition:

Satisfactory - The condensing coil appears to be clean, and no blockage was noted.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50' from the unit.

Condensate Line:

Satisfactory - The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Temperature Differential:

Satisfactory. The desired temperature drop across the evaporator is 14 - 22 degrees F.

Heating Unit # 1:

Heating System Location:

Basement level.

Heating System Type:

A forced-air furnace is installed as the primary source of heat.

Fuel Source:

The fuel source is natural gas.

Model/Serial Number/Size:

Ducane - Manufactured in 2006. The typical service life for a forced-air natural gas furnace is 18 - 20 years.

Flue Type:

The flue pipe is metal.

Flue Condition:

Satisfactory - The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested:

Yes.

Furnace Temperature output within manufacturer's specifications:

The actual temperature rise was within this range.

Furnace Cabinet Condition:

Satisfactory.

Furnace Gas Valve:

Present.

Heat Exchanger Inspected:

No.

Heat Exchanger Inspected Via:

Attention Needed - The furnace heat exchanger and burners have some corrosion and are dirty. It is recommended that the furnace is fully evaluated and serviced by a professional HVAC contractor.

Draft Hoods/Draw:

Satisfactory - The draft hoods on the gas-fired appliances are secure, and each gas appliance appears to be drawing as expected.

Gas-fired Appliance Flue/Vents:

Satisfactory - The visible portions of the flue/vent system appear to be installed correctly and are functional.

Blower Condition:

Satisfactory - The blower assembly appears to be performing as expected.

Filter Condition:

Satisfactory - The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Ducts Condition:

Satisfactory - The ductwork appears to be properly installed and supported.

Does each habitable room have a heat source?

Yes.

Supply/Returns:

Satisfactory - The supply and returns appear to be satisfactory.

Humidifier Installed:

Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

Thermostat Condition:

Satisfactory - The thermostat worked properly when tested.

ROOF & ATTIC

Roofing:

Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Applied in horizontal rows.

Cover Layers:

The roof covering on the main structure appears to be the first covering.

Underlayment Noted:

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

Condition of Roof Covering Material:

Good - The roof covering material is either new or near new, and it appears to be installed correctly.

Slope:

High slope is considered to be 7 in 12, or higher.

Flashing:

Satisfactory - The flashings around openings in the roof covering appear to be watertight and caulked as needed.

Means of Roof Inspection:

Binoculars were used to view the roof covering. The inspection was completed from the ground level.

Valleys:

Satisfactory - The valleys appear to be in satisfactory condition.

Ridges:

Satisfactory - The ridge covering material appears to be in satisfactory condition.

Evidence of Leakage:

No - There is no visible evidence of water leakage from the exterior.

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts.

Attic & Ventilation:

Attic Access Location:

Bedroom closet ceiling.

Attic Accessibility:

Ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected from the attic access only. Only the areas of the attic visible from the attic access way are included as a part of this inspection.

Attic Cavity Type:

Crawl Through - The attic cavity is not usable for any storage due to size, framing, or insulation.

Roof Framing:

A rafter system is installed to support the roof decking.

Roof Framing Condition:

Satisfactory - The roof framing appears to be in functional condition.

Roof Decking:

The roof decking material is 1/2" plywood sheeting.

Evidence of Leaks on Interior of Attic:

There is no evidence of current water leaks into the accessible attic spaces.

Ventilation Hi/Low:

Satisfactory - There appears to be adequate ventilation installed. Vents are located both in the ridge area and low in the eaves area.

Insulation Clear of Sheathing:

There is at least a 1 1/2" clearance between the roof sheathing and the insulation.

Insulation Noted:

Satisfactory - The attic insulation appears to be adequate and properly installed.

Whole House Ventilation System:

Yes - There is a whole house ventilation system installed. Functioning properly, this will assist at minimizing the air-conditioning costs during the cooling season on cool evenings with low humidity.

STRUCTURAL

Structural:

Type of Construction:

Frame.

Exterior Siding Materials:

Combination of: Stucco. Masonite/Hardboard panel.

Siding Condition:

Attention Needed - The exterior siding material or finish is in a condition that requires minor repair to prevent further deterioration. There is some siding deterioration in need of repair in the lower portions of the siding on the east and west sides of the home and in the siding seams on the east side of the home. It is recommended that a professional siding contractor evaluate the siding and make recommendations to prevent further deterioration.



Trim Condition:

Attention Needed - The trim needs some minor repair to prevent further deterioration. There is trim deterioration in need of repair around the front left garage door, in the trim around the center west facing breakfast room window, and in the trim between the rear entry door and the storm door.



Soffit/Eaves:

Satisfactory - Soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Satisfactory - Fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

Satisfactory - The finish or exposed painted surfaces appear satisfactory.

Outside Entry Doors:

Satisfactory - The outside entry door(s) is satisfactory.

Windows Type:

Double hung.

Window Condition:

Satisfactory - The window framing and glass are in a satisfactory condition.

Window Flashing:

Attention Needed - The installed window flashing does not appear to be adequate. Some repair is necessary. The flashing above the center and right rear breakfast room windows needs to be repaired so the flashing folds over the top of the trim. Also, there is missing flashing above the 1/2 moon windows in the family room that should be installed.



Earth to Wood Clearance:

Satisfactory - There appears to be adequate clearance between the earth and the wood.

Deck, Porch, or Balcony:

Wood Deck or Porch:

Wood deck.

Condition of Wood Materials:

Satisfactory - The wood materials are in satisfactory condition.

Framing of Deck/Porch:

Satisfactory - The framing of the deck or porch was done in an acceptable manner.

Deck, Porch, or Balcony Flooring Material:

Satisfactory - The decking materials appear to be in satisfactory condition.

Supporting Posts:

Satisfactory - The supporting posts appear to be in satisfactory condition.

The Foundation Materials:

Action Necessary - The deck support posts are setting on a concrete slab. There is a possibility that one of the posts could become dislodged and result in deck support failure. All of the deck posts need to be anchored to concrete the concrete footings.



Stairs Condition:

Action Necessary - The steps for the deck have uneven and too tall of risers. All three sets of the deck stairs need to be repaired for safety to prevent tripping.



Staircase Landing:

There is a solid surface for the bottom of the staircase landing.

Deck or Porch Railings:

None Installed.

Fireplace:

Location of Fireplace:

Family room.

Type of Fireplace:

Masonry - There is a masonry fireplace installed.

Fireplace Fuel:

There is a set of gas logs installed.

Gas Valve Location:

There is a gas valve installed in the floor in front of or adjacent to the hearth.

Firebox Condition:

Satisfactory - The firebox appears to be sound and usable in its current condition.

Damper Condition:

Satisfactory - The flue damper appears to be functional and fully adjustable.

Evidence of Drafting Problems:

No evidence of drafting problems was noted; however, I did not light a fire to determine if it drafts well.

Flue Condition from Firebox:

The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. If further investigation is necessary, a Qualified Professional Chimney Sweep is recommended. NFPA 211 Class 2 Inspection is recommended. This inspection includes a camera guided inspection of the fireplace stack which allows the inspector to determine the condition of the flue tile in areas that offset and the ability to see the seams between the stacked tiles. This type of inspection is completed after a thorough cleaning of the stack when creosote is present that would limit the view of the tile condition.

Smoke Chamber:

Satisfactory - The smoke chamber walls are sloped towards the flue.

Flue Condition From Roof:

The fireplace flue was not checked from the top side. The inspector did not climb onto the roof or could not get to the chimney top.

Exterior Stack Material:

The exterior fireplace stack is made of mortar and brick.

Exterior Stack Condition:

Satisfactory - The exterior stack is in satisfactory condition.

Flue Lined:

Yes - The fireplace flue appears to be lined with tile.

Chimney Cap or Crown:

Yes - There is a chimney cap.

Flashing:

Satisfactory - The installed flashing around the chimney stack appears to be functional.

Hearth Condition:

The hearth is in satisfactory condition.

Mantle:

Yes - A mantle is installed.

ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter:

Underground/Good - Underground service to the structure is desirable for safety and appearance. Contact the utility company to mark the location of the underground cable before digging.

Main Power Panel and Circuitry

Main Power Distribution Panel Location:

The electrical panel is located in the basement.

Main Power Panel Size:

200-amp - The ampacity of the main power panel appears to be more than adequate for the structure as presently used with room for expansion.

Service Cable to Panel Type:

Aluminum.

Is Panel Accessible?

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Satisfactory - The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; because when a breaker trips off, it can easily be reset. Caution, if a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a Qualified Licensed Electrician for an analysis of the existing problem.

Breaker/Fuse to Wire Compatibility:

Satisfactory - The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Breakers or Fuse Condition:

Satisfactory - The breakers appear to be correctly installed. They are all of matching brand to the panel.

Legend Available:

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

Panel Cover Removed:

Yes.

Condition of Wiring in Panel:

Action Necessary - Electrical circuitry wiring in the power panel shows some condition that calls for immediate action of a Qualified Licensed Electrician. Excess sheathing was noted on at least one romex cable entering the panelbox. This sheathing should be removed to within 1/4" to 1/2" of entering the panelbox.



Feeder and Circuit Wiring Type:

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex.

Circuit Wiring Condition:

Satisfactory - The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Receptacle Grounding:

Satisfactory - After a random check of a representative number of the 3-prong outlets, all tested outlets were correctly grounded and polarized. This does not imply that all are considered correctly wired.

Main Service Ground Verified:

Yes - The main service ground wire was located by the inspector.

Smoke Detectors:

Disclaimer - The existing smoke detectors were not tested but only noted as to presence. We do not test the smoke detectors. Although they may work today, they may not work when you need them to work. This is why it is important for **you** to test them on a regular basis, monthly at least.

Doorbell:

Yes - The exterior door(s) has a working doorbell.

Exterior Lighting:

Satisfactory - The exterior lighting appears functional. Also, this is a benefit for security.

PLUMBING SYSTEM

Plumbing:

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

Public Service Piping Material:

The main service line to the structure is copper.

Main Water Line Cutoff Location:

Basement level wall.

Visible Mineral Deposits or Encrustations:

No.

Interior Supply Piping Size:

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

Interior Supply Piping Material:

The interior supply piping in the structure is predominantly copper.

Water Pressure:

Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.

Exterior Hose Bibs Functional:

Satisfactory - The exterior hose bib(s) appeared to function normally.

Functional Supply:

Satisfactory - By testing multiple fixtures at one time, functional flow of the water supply was verified.

Leaks in the Supply Piping Noted:

Action Necessary - There is a leak in the supply system. Services of a Qualified Licensed Plumber may be required. There is a leak at the main water cutoff in the basement.



Sewage Disposal Type:

Public Sewer System.

Waste Line Materials:

The predominant waste line material is plastic.

Waste Piping Condition:

Satisfactory - The visible plumbing waste piping appears functional.

Vent Piping Material:

The vent material, as it passes through the roof, is plastic.

Vent Piping Condition:

Satisfactory - The visible plumbing vent piping appears functional.

Supply/Waste Piping Supports:

Satisfactory - The tie straps and hangers supporting supply and waste piping appear adequate.

Functional Drainage:

Functional drainage has been verified. Water drained from a random sample of fixtures drains at a rate faster than was supplied.

Objectionable Odors Noted:

No.

Location of Noted Floor Drains:

Furnace area.

Floor Drains Functional:

Floor drains were not flood tested. Be sure to keep enough water in the trap to prevent unwanted gases from entering the room.

Sump Pump:

Yes - The sump pump installed is functional. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence or effectiveness of any subslab or perimeter drainage system.

Sump Pump Drain Line:

Satisfactory - The drainage line from the sump pump is installed in such a manner that water appears to be carried away from the structure far enough to prevent reintroduction.

Water Heater:

Location:

Next to the furnace.

Model & Serial Numbers:

Manufactured in 2005. The typical life of a water heater is 10 years.

Tank Capacity:

A 50 gallon water heater is installed, and it is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater:

The water heater is gas-fired.

Exposed Water Heater Condition:

Satisfactory - It shows some age, but it appears sound.

Firebox Condition:

The underside of the tank appears to be in normal condition in relation to its age.

Drip Leg Installed for Natural Gas-fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Gas Valve:

Satisfactory - There is a gas valve cutoff installed adjacent to the hot water tank.

Flue/Exhaust Pipe Condition:

Satisfactory - The exhaust flue appears to be correctly installed.

Water Piping Condition:

Satisfactory - The incoming piping and output piping are installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

Satisfactory - The thermostat and temperature controls appear to function normally.

Drain Valve:

Yes - There is a drain valve installed on the lower side of the water heater.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

Water Heater #2

Location:

Next to the furnace.

Model & Serial Numbers:

Manufactured in 2001. The typical life of a water heater is 10 years. Budget for replacement.

Connection:

The second water heater is connected in series with unit 1. When there is a demand for hot water, only unit 1 provides the hot water. This can result in less energy consumption because unit 2 can be kept at a lower temperature level than unit 1. Unit 2 then supplies warm water to unit 1.

Tank Capacity:

A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater:

The water heater is gas-fired.

Exposed Water Heater Condition:

Satisfactory - The water heater shows some age, but it appears sound.

Firebox Condition:

This water heater was off at the time of the inspection and could not be inspected. This water heater is excluded from the inspection.

Drip Leg Installed for Natural Gas-fired Unit:

Yes - There is a drip leg installed on the incoming gas line to the water heater.

Flue/Exhaust Pipe Condition:

This water heater was off at the time of the inspection and could not be inspected. This water heater is excluded from the inspection.

Water Piping Condition:

Satisfactory - The incoming and output piping are installed correctly.

Water Heater Fill Valve Installed:

Yes - There is a fill valve installed on the incoming water line. This valve can be used to cut off the water supply to the water heater.

Temperature Controls:

This water heater was off at the time of the inspection and could not be inspected. This water heater is excluded from the inspection.

Temperature & Pressure Relief Valve:

This water heater was off at the time of the inspection and could not be inspected. This water heater is excluded from the inspection.

Safety Overflow Pipe:

Satisfactory - The overflow pipe is correctly installed.

KITCHEN

Kitchen:

Outside Entry Door:

The outside entry door to the kitchen is satisfactory.

Windows:

Action Necessary - At least one window or associated hardware in the kitchen needs repair or replacement. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for four of the six breakfast room windows.

Walls:

Satisfactory - The walls in the kitchen appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Ceiling Fan:

Satisfactory - There is a ceiling fan installed, and it appears to be functional. Used correctly, this can make the room feel more comfortable.

Floor:

Satisfactory - The flooring in the kitchen is satisfactory.

Lighting:

Satisfactory - The ceiling lights in the kitchen are in satisfactory condition.

Electrical Outlets:

Satisfactory - The outlets tested in the kitchen are correctly wired and grounded.

Light Switch:

Satisfactory - The light switch is satisfactory.

Countertops:

Satisfactory - The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Attention Needed - The bottom side of the cabinet under the kitchen sink is deteriorated from water damage and needs to be repaired.

Faucet and Supply Lines:

Attention Needed - The kitchen faucet has a leak at the dishsprayer and needs to be repaired.

Sink and Drain Lines:

Satisfactory - The sink and drainage lines appear to be satisfactory.

Food Waste Disposal:

Satisfactory - The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

Dishwasher:

The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

Range Hood:

Rather than a range hood, there is a Jenn-Air range top installed. This unit has a ducted vent fan system installed.

Range/Oven Fuel Source:

Electricity - There is a 220-volt hookup for an electric oven. Gas - There is a gas line installed for a stove.

Range/Oven:

Built-In - There is a built-in range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

Microwave Oven:

Built-In - There is a built-in microwave oven.

Heat Source:

Satisfactory - There is a heat register in this room.

LAUNDRY

Laundry:

Location:

Next to the kitchen.

Entry Door:

Satisfactory - The entry door to the laundry room is functional.

Walls:

Satisfactory - The walls in the laundry appear to be satisfactory.

Ceilings:

Satisfactory - The ceiling is satisfactory.

Floor:

Satisfactory - The floor coverings are in satisfactory condition.

Windows:

Satisfactory - There is at least one window and associated hardware in the laundry room that operates satisfactorily.

Electrical Outlets:

Satisfactory - The outlet tested in the laundry room is correctly wired and grounded.

Lighting:

Satisfactory - Lighting in the laundry room is adequate.

Washer Hookup:

There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested and the supply lines were not tested.

Dryer Hookup:

Yes - There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed.

Dryer Ventilation:

Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

Area Ventilation:

Satisfactory - The area ventilation seems adequate.

BATHROOM

Master Bathroom:

Entry Door:

Satisfactory - The entry door to the bathroom is as expected, and it is functional.

Walls:

Attention Needed - There is some water damage in the walls and trim around the tub and shower that needs to be repaired.

Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixtures:

Action Necessary - There is an active leak in the drain line below the left sink in the master bathroom that needs to be repaired.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in the master bathroom appears to be functional.

Tub:

There is a spa tub installed. The tub was filled with water, the jets were activated, and I observed it for proper action. The tub appeared to function properly.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower, shower head, and mixing valves are all performing as required.

Shower Pan:

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Bathroom # 2:

Location:

Adjacent to one of the bedrooms. Hollywood style bathroom refers to a bathroom between two bedrooms.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Ventilation Fans:

Satisfactory - There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appear to be satisfactory.

Faucet and Supply Lines:

Satisfactory - The faucets and supply lines appear satisfactory.

Toilet Condition:

Satisfactory - The toilet in this bathroom appears to be functional.

Tub:

Steel Tub OK - The bathtub is a steel material with a solid finish applied. It appears to be in satisfactory condition.

Tub Mixing Valve & Stopper:

Satisfactory - The tub mixing valve and tub unit are in satisfactory condition.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower/shower head and mixing valves are performing as required.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Attention Needed - The glass door for the hollywood bathtub is loose and needs to be secured at the base to prevent the door from breaking.

Heat Source:

Satisfactory - There is a heat source in this room.

Bathroom # 3:

Location:

Upper Level Rear Bedroom.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Ceiling:

Satisfactory - The ceiling in this bathroom is satisfactory.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixture appear to be satisfactory.

Faucet and Supply Lines:

Attention Needed - The faucet in the bathroom vanity leaks in the upper level rear bathroom and needs to be repaired.

Toilet Condition:

Satisfactory - The toilet in this bathroom appears to be functional.

Shower/Shower Head and Mixing Valves:

Satisfactory - The shower/shower head and mixing valves are performing as required.

Shower Pan:

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

Tub & Shower Walls:

Satisfactory - The walls appear to be in satisfactory condition.

Tub/Shower Drain:

Satisfactory - The tub/shower appears to drain at an acceptable rate.

Glass Tub/Shower Door:

Yes.

Caulking/Water Contact Areas:

Satisfactory - The caulking in the water contact areas appears to be satisfactory.

Heat Source:

Satisfactory - There is a heat source in this room.

Partial Bathroom:

Location:

Adjacent to the kitchen.

Entry Door:

Satisfactory - The entry door to the bathroom is as expected, and it is functional.

Walls:

Satisfactory - The walls in this bathroom are satisfactory.

Windows:

Satisfactory - The windows and associated hardware in the bathroom are all satisfactory.

Ceiling:

Attention Needed - The ceiling in this bathroom needs some repair. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

Floor:

Satisfactory - The flooring in this bathroom is satisfactory.

Lighting:

Satisfactory - The ceiling light and fixture in this bathroom are in satisfactory condition.

Ventilation Fans:

None - There is no installed ventilation fan. There is a window installed; and if it is used correctly, there is no need for a fan.

Ground Fault Interrupt Outlets:

Satisfactory - There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

Light Switch:

Satisfactory - The light switch is satisfactory.

Vanity Cabinet:

Satisfactory - The vanity cabinet and top in this bathroom are satisfactory.

Basin and Drain Fixture:

Satisfactory - The basin and drainage fixtures appear to be satisfactory.

Faucet and Supply Lines:

Satisfactory - Faucets and supply lines appear to be satisfactory.

Toilet Condition:

Satisfactory - The toilet in this bathroom appears to be functional.

BEDROOM

Master Bedroom:

Entry Door:

Satisfactory - The entry door on the master bedroom is as expected and is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Attention Needed - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for the rear right and the west facing master bedroom windows.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

Bedroom #2:

Location:

Front Middle Bedroom.

Entry Door:

Satisfactory - The entry door to this bedroom is as expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for the windows in the front middle bedroom.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

Bedroom #3:

Location:

Southeast.

Entry Door:

Satisfactory - The entry door to this bedroom is as expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for the left window in the SE bedroom.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

Bedroom #4:

Location:

Northeast.

Entry Door:

Satisfactory - The entry door to this bedroom is as expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this bedroom. It appears to be functional.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for both windows in the NE bedroom.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

OTHER LIVING SPACES

Front Entry and Main Hallway:

Front Entry Door:

Satisfactory - The main entry door to the structure is in functional condition.

Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition.

Main Hallway:

Satisfactory - The main hallway walls and floor are in satisfactory condition.

Guest Closet:

Satisfactory - The guest closet is functional and of average size.

Main Staircase:

Satisfactory - The main staircase is appropriately installed.

Upper Level Hallway:

Satisfactory - The upper level hallway walls and floor are in satisfactory condition.

Living Room:

Location:

At the front entry.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Attention Needed - There is a condition in the ceiling that needs to have attention. There is evidence of an unrepaired stain on the wall caused by a prior moisture leak.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.

Dining Room:

Location:

Adjacent to the kitchen.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Action Necessary - At least one window or associated hardware in this room needs repair. There is evidence of prior water entry around the front middle dining room window. It is recommended that a professional contractor fully evaluate, water test, and repair the window as necessary.

Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.

Family Room:

Location:

Main level rear.

Walls:

Satisfactory - The walls in this room appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Ceiling Fan:

Satisfactory - There is a ceiling fan installed in this room, and it appears to be functional.

Floor:

Satisfactory - The floor in this room is in satisfactory condition.

Windows:

Satisfactory - The windows and associated hardware in this room are all satisfactory.

Electrical Outlets:

Satisfactory - The outlets tested in this room are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or the temperature coming from the supply vent.

Fireplace:

Yes - There is a fireplace in this room. It has a satisfactory visual appearance. There was an inspection completed on the

fireplace. It is under the Structural Section.

ADDITIONAL ROOMS

Bedroom #5:

Location:

Main Level.

Entry Door:

Satisfactory - The entry door to this bedroom is as expected, and it is functional.

Closet:

Satisfactory - The closet is functional and of average size.

Walls:

Satisfactory - The walls in the bedroom appear to be satisfactory.

Ceiling:

Satisfactory - The ceiling is functional and as expected.

Light and Light Switch:

Satisfactory - The light and light switch were functional at the time of the inspection.

Floor:

Satisfactory - The floors are in satisfactory condition.

Windows:

Action Necessary - At least one window or associated hardware in this bedroom needs repair. The spring or slide that holds the window in the up position is nonfunctional. It needs to be replaced. This is for both rear windows in the main level bedroom.

Electrical Outlets:

Satisfactory - The outlets tested in this bedroom are correctly wired and grounded.

Heat Source Noted:

There is a heat source to this room. No comment is made regarding the amount of air or temperature coming from the supply vent.

GARAGE

Garage:

Garage Type:

The garage is attached.

Size of Garage:

Three-car garage.

Number of Overhead Doors:

There are two overhead doors.

Overhead Door and Hardware Condition:

Attention Needed - There is no safety wire installed through the garage door springs. Safety wire needs to be installed through the springs to prevent damage or injury from spring breakage. This is for the springs for the single door only.

Automatic Overhead Door Opener:

The overhead door opener appears to function appropriately.

Safety Reverse Switch on the Automatic Opener:

Attention Needed - The safety reverse switch worked, but it required more safety resistance than expected. Adjustment is needed to reverse with less force required.

Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

Garage Walls Condition:

The inspector was unable to determine if the installed sheetrock is fire rated.

Garage Ceiling Condition:

The inspector was unable to determine if the installed sheetrock is fire rated.

Entry Door to Structure:

Yes - There is a fire rated door separating the garage from the living areas of the house.

Garage Foundation:

Satisfactory - The visible portions of the foundation under the garage appear to be functional.

Electric Service to Garage:

Satisfactory - The electrical outlets in the garage tested as correctly grounded.

