



PHII Inspections

Lab Inspection
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This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

Client Information:

Jane Doe
123 any st

Property Information:

123 any st
madison SD 57042

Summary

Site Grounds & Grading

Steps to Building

Slight need for maintenance with front steps. No serious problems though.

Grading at House Wall

Negative slope to the house from front yard. Some low areas around the house wall where water can pool on West side of the house. Consider adding fill near house wall to improve slope / drainage conditions.

General Grading / Drainage

Small negative slope in front side, left side of the house. Some flat areas on the left side of house.

Deck

Recommend treatment of the deck to extend life of the deck. No cement footings under pillars. Wood posts are in contact with the ground but no deterioration was observed. Uneven steps or risers present a trip hazard. The handrails are not the correct height.

Exterior & Structure

Columns

Columns under front roof structure is not plumb and needs maintenance/

Trim

Caulking is missing around moldings at the windows on the east side of garage.

Downspouts

No downspouts on the left side of the roof over the front porch.

Exterior Receptacles

Left rear receptacle is non-GFI and an open groundfault; balcony recep. is not GFI, and not energized. Recommend that a licensed electrician check outside electrical and upgrade to GFCI protection for your own safety.

Plumbing

Vent Pipes

Not able to observe where all the vent pipes terminate as there was no access to the attic.

Drain

All drainage from the washer, condensate line, laundry sink, and sump lines all terminate in the sump pit. The sump drainage can be directed into the septic tank or outside.

Electrical

Service Line Entrance

Main panel treated as a sub-panel due to the primary service entry and meter being on the large light pole to the left rear of the house. The primary shut-off is located there as well.

Main Panel

Main panel is treated as an sub-panel due to the primary service shut of and meter as well as grounding being located at the service meter and primary shut off pole to the right rear of the yard.

Sub Panel

There are to sub panels, one next to the main box, and one in the newly under construction master BR. Both are sufficiently independent and proper. The third box in the master bedroom is 240 volt service, with a 100 amp capacity and main breaker. All three boxes are VERY clearly labled.

Circuits & Conductors

Two bathrooms (lower) and one of the kitchen outlets are GFI. One outlet to the right of the sink within 6 feet is non-GFI. There are also outlets upstairs near water that are not GFI. Non of the outlets in the garage were GFI, and one had a missing ground. All outlets at the garage work bench are open ground. Recommend upgrading to GFI outlets in these areas for your safety. All receptacles are not grounded. Splices in electrical wiring are outside of junction boxes.

Attic

Attic Access

No access to the attic was found, and therefore, no ability to make observations typical to an attic inspection.

Interior

Stairs / Railings

Recommend railing installation for basement stairway for safety.

Kitchen

Receptacles

the receptacle to the right of the sink is non-GFCI. Recommend upgrade to GFCI for safety reasons and compliance to outlets within 6 feet of water outlet.

Basement / Crawlspace

Stairs / Railings

Stairs should have a railing. Recommend upgrading to have one.

Cooling

Air Conditioning Type

currently disconnected.

Garage

Separation Wall

No fire safe barrier between garage and living house. Recommend upgrade to comply with safety requirements.

Receptacles

See comments in electrical section

Site Grounds & Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Sidewalks / Walkways

Condition: Satisfactory

Type: Concrete

Comments:

Small cracks on the sidewalk but not an issue. Some cracking typical with the age of the sidewalk.

Driveway

Condition: Satisfactory

Type: Concrete

Comments:

Driveway has some age but is still serviceable.

Driveway has very minor cracks typical for the age of the driveway.



Steps to Building

Condition: Needs maintenance

Step Type: Wood

Landing Type: Wood

Railing: Yes

Problems

- The steps are deteriorating.

Comments:

Slight need for maintenance with front steps. No serious problems though.



Grading at House Wall

Condition: Needs maintenance

Problems

- The ground slopes toward the house.
- There are low areas where water could pool.

Comments:

Negative slope to the house from front yard. Some low areas around the house wall where water can pool on West side of the house. Consider adding fill near house wall to improve slope / drainage conditions.



General Grading / Drainage

Condition: Satisfactory

Problems

- The ground slopes toward the house.
- There are low areas where water could pool.

Comments:

Small negative slope in front side, left side of the house. Some flat areas on the left side of house.

Deck

Condition: Satisfactory

Type: Wood

Construction: Bolted to House

Deck: Raised

Railing: Yes

Problems

·There are signs of deterioration where the deck touches the ground.

Comments:

Recommend treatment of the deck to extend life of the deck. No cement footings under pillars. Wood posts are in contact with the ground but no deterioration was observed. Uneven steps or risers present a trip hazard. The handrails are not the correct height.



Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashing. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: 1970

Type: Single

Wall Structure

Condition: Satisfactory

Type: Wood Frame

Foundation

Condition: Satisfactory

Type: Concrete

Columns

Condition: Needs maintenance

Type: Wood

Problems

- There are signs of deterioration to the columns.

Comments:

Columns under front roof structure is not plumb and needs maintenance/



Exterior Wall Covering

Condition: Satisfactory

Type: Other

Comments:

Painted cement board for wall covering.

Exterior Doors

Condition: Satisfactory

Type: Metal

Gas Meter / Piping

Condition: Satisfactory

Eaves & Soffits

Condition: Satisfactory

Trim

Condition: Needs maintenance

Type: Wood

Problems

·The caulking is shrinking / pulling loose.

Comments:

Caulking is missing around moldings at the windows on the east side of garage.

**Downspouts**

Condition: Satisfactory

Problems

·There are spots where downspouts are missing and should be installed.

Comments:

No downspouts on the left side of the roof over the front porch.

Exterior Windows

Condition: Satisfactory

Exterior Receptacles

Condition: Satisfactory

Type: GFCI

Problems

- There are exterior receptacles without GFCI circuits.

Comments:

Left rear receptacle is non-GFI and an open groundfault;balcony recep. is not GFI, and not energized.Recommend that a licensed electrician check outside electrical and upgrade to GFCI protection for your own safety.



Roof

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type: Hip

Roof Covering

Condition: Satisfactory
Tile Type: Not Applicable
Shingle Type: Asphalt

Observations

Layers Observed: 1
Approximate Age: 2-5 years

Roof Leaks

Condition: Satisfactory
Leaks Observed: None Observed
Viewed From: Ground

Exposed Flashing

Condition: Satisfactory
Type: Aluminum

Gutters & Downspouts

Condition: Satisfactory
Type: Aluminum
Extensions: Has extensions

Problems

-There are missing sections of gutters / downspouts.

Comments:

Missing downspouts in front left roof area over porch.

Plumbing

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service

Condition: Satisfactory

Type: Private

Water Entrance

Condition: Satisfactory

Type: Plastic

Pipes

Condition: Satisfactory

Type: Plastic, PVC

Flow rate: Satisfactory

Waste

Condition: Satisfactory

Pipe type: Plastic

Septic type: Private

Vent Pipes

Condition: Satisfactory

Type: Plastic

Problems

- There are vents terminating inside the house. *Item Not Inspected*

Comments:

Not able to observe where all the vent pipes terminate as there was no access to the attic.

Drain

Condition: Satisfactory

Type: Plastic

Comments:

All drainage from the washer, condensate line, laundry sink, and sump lines all terminate in the sump pit. The sump drainage can be directed into the septic tank or outside.

Fuel Service

Condition: Satisfactory

Type: LPG tank

Locations

Meter location: In back yard to the left side.

Shutoff-valve location: No shut off observed on outside of house.

Water Heater

Condition: Satisfactory

Fuel type: Electric

Water Heater Data

Extension: Present

Relief valve: Present

Seismic Restraint: Not applicable

Gas shutoff: Not applicable

Venting (air supply): Not applicable

Expansion tank: Not applicable

Location & Capacity

Location: Rear of basement

Capacity (gallons): 85 gal

Fixtures

Condition: Satisfactory

Electrical

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Line Entrance

Conductor: Aluminum
Type of wiring: Romex

Main disconnect location: outside of house at service pole

Number of circuits: 26

Comments:

Main panel treated as a sub-panel due to the primary service entry and meter being on the large light pole to the left rear of the house. The primary shut-off is located there as well.



Service Entrance Cable

Volts: 240 - 120V

Type: Underground

Capacity: 200 AMP

Location: right rear side of basement wall

Main Panel

Condition: Satisfactory

Location: right rear basement wall

Volts: 240 - 120V

Capacity: 200 A

Type: Circuit-breakers

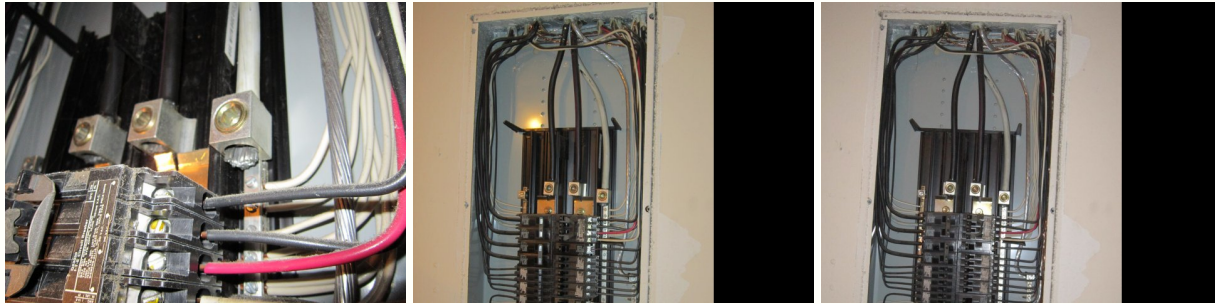
Grounding & Bonding

Grounding: Not determined

Bonding: Not bonded

Comments:

Main panel is treated as a sub-panel due to the primary service shut off and meter as well as grounding being located at the service meter and primary shut off pole to the right rear of the yard.



Sub Panel

Condition: Satisfactory

Volts: 240 - 120V

Capacity: 100 A

Type: Circuit-breakers

Grounding & Bonding

Grounding: Not grounded

Bonding: Not bonded

Comments:

There are two sub panels, one next to the main box, and one in the newly under construction master BR. Both are sufficiently independent and proper. The third box in the master bedroom is 240 volt service, with a 100 amp capacity and main breaker. All three boxes are VERY clearly labeled.

Smoke Detectors

Condition: Satisfactory

Smoke Detectors: Not tested

Circuits & Conductors

Condition: Satisfactory

Type of wiring: Romex

Exterior GFCI Outlets

Exterior GFCI Receptacles: Yes

of Outlets: 5

Garage GFCI Outlets

Garage GFCI Receptacles: No

of Outlets: 4

Kitchen GFCI Outlets

Kitchen GFCI Receptacles: Yes

of Outlets: 2

Bathroom GFCI Outlets

Bathroom GFCI Outlets: Yes

Problems

- There are improperly wired GFCI circuits.
- There are improperly spliced wires.

Comments:

Two bathrooms (lower) and one of the kitchen outlets are GFI. One outlet to the right of the sink within 6 feet is non-GFI. There are also outlets upstairs near water that are not GFI. Non of the outlets in the garage were GFI, and one had a missing ground. All outlets at the garage work bench are open ground. Recommend upgrading to GFI outlets in these areas for your safety. All receptacles are not grounded. Splices in electrical wiring are outside of junction boxes.



Outlets, Fixtures, & Switches

Condition: Satisfactory

Testing Information

Testing Method: GFCI TESTER

Number Tested: Representative number

Outlets

- Reverse polarity
- Non-GFCI
- Ungrounded

Problems

- There are missing / broken faceplates.



Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Access

Access Method: Not applicable

Problems

·Attic access is blocked or sealed.

Comments:

No access to the attic was found, and therefore, no ability to make observations typical to an attic inspection.

Interior

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Floors

Condition: Satisfactory

Type: Carpet, Ceramic tile, Vinyl

Ceilings

Condition: Satisfactory

Type: Drywall

Walls

Condition: Satisfactory

Type: Drywall

Interior Doors

Condition: Satisfactory

Stairs / Railings

Condition: Satisfactory

Problems

- The stairs are missing a railing.

Comments:

Recommend railing installation for basement stairway for safety.

Other Entry Doors

Condition: Satisfactory

Type: Sliding Glass

Insulated: Insulated

Interior Information

Number of Bedrooms: 5

Number of Bathrooms: 4

Comments:

The house has 4 livable bedrooms and 3 bathrooms. Addition room construction under way adding a 5th bedroom and an full bath.

Windows

Condition: Satisfactory

Type: Double hung, Casement

Material: Metal, Vinyl

Glass Properties: Insulated glass, Dual pane

Bathrooms

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

Location

Location: Main floor, top level

Comments:

3 usable bathrooms in house, all in good condition.

Floor

Condition: Satisfactory

Type: Vinyl (Linoleum)

Toilets

Condition: Satisfactory

Bathtub

Condition: Satisfactory

Type: Built-in, Stall shower

Shower Walls

Condition: Satisfactory

Type: Fiberglass, Plastic

Receptacles

Condition: Not satisfactory

Type: Non-GFCI

Problems

- There are receptacles within reaching distance of the tub.
- There are non-GFCI receptacles in the bathroom.

Moisture & Mildew

Condition: Satisfactory

Degree of Damage: None

Sinks

Condition: Satisfactory

Ventilation

Condition: Satisfactory

Bathroom window present: Yes

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Cabinets

Condition: Satisfactory

Counters

Condition: Satisfactory

Type: Laminate

Flooring

Condition: Satisfactory

Type: Linoleum

Receptacles

Condition: Not satisfactory

Type: Non-GFCI

Problems

- There are non-GFCI receptacles in the kitchen.

Comments:

the receptacle to the right of the sink is non-GFCI.
Recommend upgrade to GFCI for safety reasons and compliance to outlets within 6 feet of water outlet.



Ventilation

Condition: Satisfactory

Fan Vents to: Exterior, Interior

Comments:

Unsure of Vent termination due to inability to access attic.

Refrigerator

Condition: Satisfactory
Type: Operating
Make: Electrolux
Model: FRT21I568BP

Dishwasher

Condition: Satisfactory
Type: Operating
Make: Frigidaire
Model: FDBB19400BZ

Moisture & Mildew

Condition: Satisfactory

Range / Oven

Condition: Satisfactory
Type: Operating
Make: MAYTAG
Model: MGR5751BDB

Comments:
LIQUID PROPANE.

Sink

Condition: Satisfactory

Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the Crawlspace. These include the foundation, portions of the structural framing, distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

Foundation

Condition: Satisfactory
Type: Concrete

Floor Drain

Condition: Satisfactory
Visibility: Visible

Comments:
See plumbing comments

Floor Joists

Condition: Satisfactory
Type: Fabricated
Visibility: Visible

Walls

Condition: Satisfactory
Walls: Unfinished

Stairs / Railings

Condition: Not satisfactory
Type: Wood

Comments:
Stairs should have a railing. Recommend upgrading to have one.

Sump Pump

Condition: Satisfactory
Type: Submersible

Description

Basement Description

Type: Full
Access: Stairs

Floor

Condition: Satisfactory
Type: Concrete

Heating

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Heating System

Condition: Satisfactory
Type: Forced air
Fuel Type: Liquid Propane

Heating System Data

Furnace Age: 2 year
Capacity: 50k btu
Location: basement

Unit Venting

Condition: Satisfactory

Heat Exchanger

Condition: Satisfactory
Status: Not tested
Visibility: Visible

Combustion Air

Condition: Satisfactory

Heat Distribution

Condition: Satisfactory
Type: Ductwork
Pipes: Galvanized

Gas Furnace

Condition: Satisfactory

Air Filter

Condition: Satisfactory
Type: Disposable

Humidifier

Condition: Satisfactory

Cooling

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance are not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical Disconnect

Condition: Satisfactory

Location: outside next to unit

Air Conditioning Type

Condition: Needs minor repair

Type: Central air

Status: Not turned on

Comments:

currently disconnected.

Garage

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Description

Condition: Satisfactory

Type: Attached Garage

Flooring

Condition: Satisfactory

Type: Concrete

Separation Wall

Condition: Not satisfactory

Type: Other

Comments:

No fire safe barrier between garage and living house. Recommend upgrade to comply with safety requirements.

Walls/Windows/Ceiling

Condition: Satisfactory

Receptacles

Condition: Not satisfactory

Type: Non-GFCI

Comments:

See comments in electrical section

Vehicle Doors

Condition: Satisfactory

Status: Tested

Garage Door Opener

Condition: Satisfactory

Door to Living Space

Condition: Satisfactory

Type: Metal

Fire Resistance: Fire resistant