

Confidential Inspection Report
456 Any Road
Carlisle, PA 17013

Prepared for: Mr. Joe Example



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GENERAL INFORMATION

Client & Site Information:

Client: Mr. Joe Example
123 Random Road
Carlisle, PA 17013

Inspection Site: 456 Any Road
Carlisle, PA 17013

House Occupied? No.

People Present: Purchaser.

Building Characteristics:

Main Entry Faces: North.

Estimated Age: 25 Years old.

Building Type: Ranch.

Stories: 1.

Space Below Grade: Basement.

Climatic Conditions:

Weather: Clear.

Soil Conditions: Dry.

Outside Temperature (F): 70-80.

Utility Services:

Water Source: Public.

Sewage Disposal: Public.

Utilities Status: All utilities on.

Payment Information:

Total Fee: 300.00.

Paid By: Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standard of practice, a copy of which is available upon request.

Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general

estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

SITE

Site:

House faces: The front of the house faces North.
Style of House: Ranch.
Estimated age of house: The house is more than 50 years old.
Approximate Lot Size: The lot appears to be of an average size for the area.
Site Drainage: **Attention Needed** - The lot needs some minor adjustment in areas to prevent water from standing in the yard.
Bushes and Shrubs Condition:



Bushes and shrubs need to be trimmed away from the structure at least 2 inches. This space is needed to prevent direct access to the structure by insects and to keep the bushes from damaging the siding.

Utility Services:

Water Source: City.
Water Meter Location: Basement level.
Electric Service: Underground.
Fuel Source: Heating oil is provided by an independent company.
Sewage Disposal System: Sewers.

FOUNDATION

Foundation:

<i>Type of Foundation:</i>	Walkout Basement Foundation - Refers to a basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.
<i>Foundation Materials:</i>	Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.
<i>Visible Portions of Exterior Foundation Walls:</i>	The exterior view of the foundation is limited to the portions visible above grade. Only about 5% to 10% of the foundation was visible.
<i>Perimeter Foundation Drainage Surface:</i>	Attention Needed - The drainage around the foundation should slope away from the foundation at a rate of 1/2 inch per foot for 6 feet away from the foundation. Portions of the ground around the perimeter do not meet this minimum standard.

Interior View Of Basement:

<i>Interior of Basement Percentage Finished Into Living Space:</i>	More than half the interior of the basement is finished into living space. The living space is approximately at grade level.
<i>Basement Ceiling Exposed:</i>	Only a limited amount of ceiling is visible. Only about 25% to 50% of the basement ceiling/floor joists were visible.
<i>Sill Plates Percentage Visible:</i>	Visibility of the sill space is limited. Only that portion that is readily visible is commented on in this inspection. Only about 25% to 50%
<i>Foundation Bolts Noted:</i>	Yes - This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation. There was only a random look at these bolts or brackets, and no warranty as to their performance is given.
<i>Percent Interior Foundation Wall Exposed:</i>	Most all of the interior foundation walls are available for viewing.
<i>Conditions Noted in Exterior Walls, Interior View:</i>	Satisfactory - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.
<i>Columns and Posts:</i>	There are steel columns or posts installed. The post is an adjustable steel type.
<i>Columns Condition:</i>	Satisfactory - There is at least one post supporting an overhead beam in the basement. It appears to be adequately installed.
<i>Main Beam:</i>	Satisfactory - The main beam installed appears to be in satisfactory condition. The main beam is made of steel.
<i>Slab Foundation Floor Type:</i>	A floating slab inside the foundation is used for this structure.
<i>Basement Windows:</i>	There are basement level windows. The windows installed in the basement level appear to be egress accessible in case of an emergency.
<i>Interior Stairway Access From:</i>	Kitchen.
<i>Staircase Condition:</i>	Satisfactory - The staircase to the basement level appears functional.
<i>Moisture on Exposed Basement Walls Noted:</i>	No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

ROOF & ATTIC

Roofing:

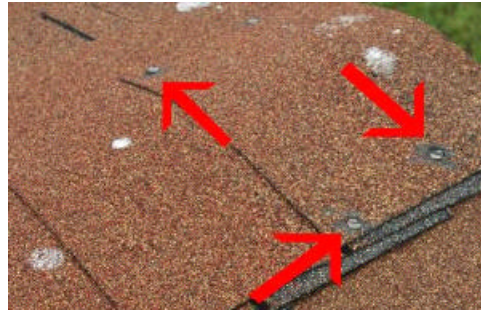
Type Roof: A Frame.

Roof Covering Materials: Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are 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:



There is face nailing on some of the shingles. This promotes leaks at the nails and should be corrected.

Slope: Medium slope is considered to be between 4 in 12 and 6 in 12.

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

Means of Roof Inspection: The roof covering was inspected by walking on the roof.

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

Roof Gutter System:



Attention Needed - The downspouts appear to be clogged and need attention to function normally.

Attic & Ventilation:

Attic Access Location: Garage ceiling.

Attic Accessibility: Ceiling scuttle hole.

Method of Inspection: The attic cavity was inspected by entering the area.

Attic Cavity Type: Storage - The attic cavity has capacity for storage of light boxes or items.

Roof Framing: A truss system is installed in the attic cavity that is used to support the roof decking and transmit the roof load to the exterior walls.

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.

Vapor Barrier Installed: There is a vapor barrier installed.

Insulation Noted: Satisfactory - The attic insulation appears to be adequate and properly installed. The following type of insulation was noted in the attic: Fiberglass. There is an average of at least 6" of insulation installed.

STRUCTURAL

Structural:

Type of Construction: Frame.
Exterior Siding Materials: Brick.
Siding Condition: Satisfactory - The siding is in serviceable condition.
Trim Condition:



Attention Needed - The trim needs some minor repair to prevent further deterioration. Some portion of the trim boards needs some painting to prevent further deterioration.

Fascia & Rake Boards: Satisfactory - The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces: **Attention Needed** - The exposed painted surfaces need some minor attention or touch-ups to make the surfaces weathertight. These repairs should be scheduled soon to prevent further deterioration.

Outside Entry Doors: Satisfactory - The outside entry door(s) is satisfactory as noted from the exterior.

Windows Type: Double Hung. Insulated glass windows.

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

Window Flashing: Satisfactory - The installed window flashing above the windows appears to be adequate.

Wall Covering Material: The wall covering material is sheetrock.

Ceiling Covering Material: The predominant ceiling covering material is sheetrock.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1:

Type: Heat Pump. Electricity-powered.

Unit/Condenser Location:



Side of house.

Unit Tested:

Yes.

Insulation Wrap on the Suction Line:

Satisfactory.

Condenser Clear of Obstruction:

Satisfactory.

Condenser Cabinet Level:

Satisfactory.

Service Disconnect:

Satisfactory - The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet 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 at Supply Registers:

64 degrees.

Temperature at Return Registers:

79 degrees.

Temperature Differential:

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

Evidence of Maintenance:

For optimum performance, the air conditioning system should be serviced annually prior to the cooling season. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Heating Unit # 1:

Heating System Location:

Basement.

Heating System Type:

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

Fuel Source:

The fuel source is oil.

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.

Draft Hoods/Draw:

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

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.

Thermostat Location:

Dining Room.

Thermostat Condition: Satisfactory - The thermostat worked properly when tested.

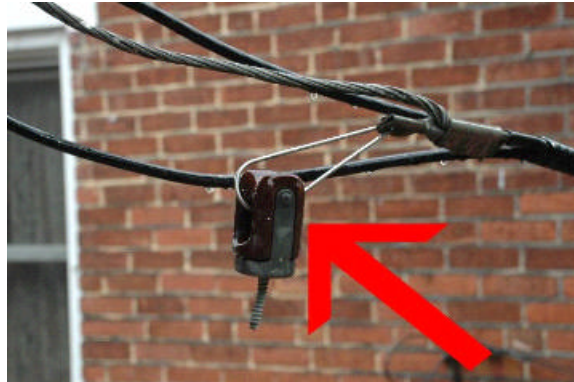
ELECTRICAL SYSTEMS

Primary Power Source

Service Voltage:

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

Service/Entrance/Meter:



The mast is not secure to the structure. Action is needed to make the mast secure to the building. Contact a qualified electrician for necessary repairs.

Main Power Panel & Circuitry

Main Power Distribution Panel Location:

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; 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 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.

Legend Available:

Yes - 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:

Satisfactory - Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

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.

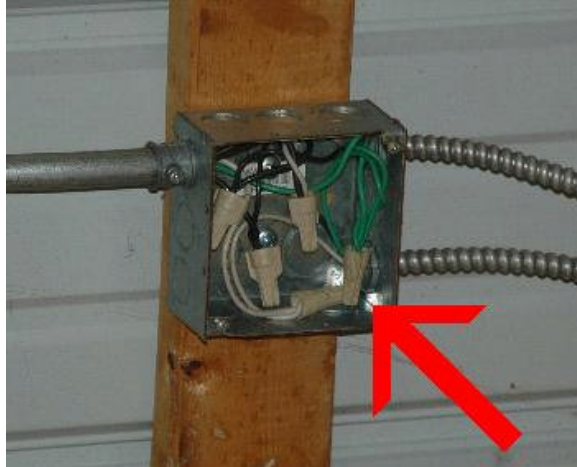
Ground Fault Protected Outlets:

This structure is adequately protected by using Ground Fault Circuit Interrupt outlets at all locations within 6' of a water source and any of these locations: all outside outlets, in the garage, and in an unfinished basement.

Main Service Ground Verified:

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

Wire Protection/Routing:



Action Necessary - It is recommended that some portions of the visible wiring be reinstalled or secured. A safety hazard may exist. Services of a qualified licensed electrician are needed. Wire splices should be made in covered junction boxes.

Smoke Detectors:

Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level.

Doorbell :

Yes - At least one exterior door has a working doorbell.

Exterior Lighting:

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

Electric Service Condition:

Utility Services:

Satisfactory - The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed and in good condition.

Electrical Service:

Interior View of Basement:

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

Garage:

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

Lighting:

Kitchen:

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

Laundry:

Satisfactory - Lighting in the laundry is adequate.

Bathrooms:

Satisfactory - The ceiling lights and fixtures in the bathrooms are in satisfactory condition.

Electrical Outlets:

Kitchen:

Satisfactory - There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.

Laundry:

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

Bedrooms:

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

INTERIOR LIVING SPACES:

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

Ground Fault Interrupt Outlets:

Laundry:

Yes.

Bathrooms:

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

Light Switch:

Bathrooms:

Satisfactory - The light switches are satisfactory.

Light Switches:

Bedrooms:

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

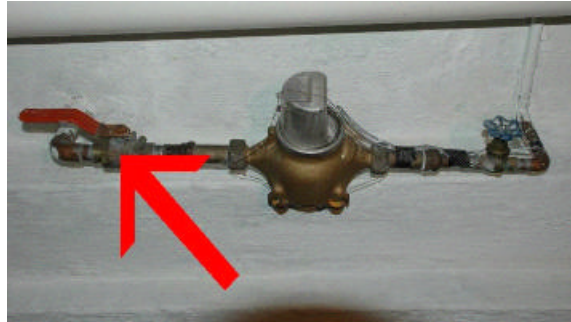
INTERIOR LIVING SPACES:

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

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:



Visible Mineral Deposits or Encrustations: No.
Interior Supply Piping Size: The interior water supply piping is 1/2" in diameter.
Interior Supply Piping Material: The interior supply piping in the structure is predominantly copper.
Exterior Hose Bibs Functional: Satisfactory - The exterior hose bib(s) appeared to function normally.
Leaks in the Supply Piping Noted: No.
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: Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.
Location of Noted Floor Drains: Basement level floor.

Water Heater:

Location: Basement.
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 electrically heated.
Electric Service to Water Heater: Satisfactory - The electric service to the water heater appears to be installed in an acceptable manner.
Exposed Water Heater Condition: Satisfactory - It shows some age, but it appears sound.
Water Piping Condition: Satisfactory - The incoming and output piping is installed correctly.
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.

KITCHEN

Kitchen:

<i>Location:</i>	Main level rear of house.
<i>Outside Entry Door:</i>	The outside entry door to the kitchen is satisfactory.
<i>Windows:</i>	Satisfactory - The windows and associated hardware in the kitchen are satisfactory.
<i>Walls:</i>	Satisfactory - The walls in the kitchen appear to be satisfactory.
<i>Ceiling:</i>	Satisfactory - The ceiling is functional and as expected.
<i>Ceiling Fan:</i>	Satisfactory - There is a ceiling fan installed, and it appears to be functional. If it is used correctly, this can make the room feel more comfortable.
<i>Floor:</i>	Satisfactory - The flooring in the kitchen is satisfactory.
<i>Countertops:</i>	Satisfactory - The countertops in the kitchen are satisfactory.
<i>Cabinets, Drawers, and Doors:</i>	Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.
<i>Faucet and Supply Lines:</i>	



Attention Needed - The kitchen faucet leaks. Attention is needed. Contact a qualified plumber for necessary repairs.

<i>Sink and Drain Lines:</i>	Satisfactory - The sink and drainage lines appear to be satisfactory.
<i>Caulking Water Contact Areas:</i>	Satisfactory - The caulking in water contact areas appears to be satisfactory.
<i>Food Waste Disposal:</i>	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.
<i>Range Hood:</i>	Satisfactory - The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.
<i>Range/Oven Fuel Source:</i>	Electric - There is a 220-volt hookup for an electric range/oven.
<i>Heat Source:</i>	Satisfactory - There is a heat register in this room.

LAUNDRY

Laundry:

<i>Location:</i>	Mud Room.
<i>Entry Door:</i>	Satisfactory - The entry door to the laundry room is functional.
<i>Linen Closet:</i>	Satisfactory - The closet is functional and of average size.
<i>Walls:</i>	Satisfactory - The walls in the laundry room appear to be satisfactory.
<i>Ceilings:</i>	Satisfactory - The ceiling is satisfactory.
<i>Floor:</i>	Satisfactory - The floor coverings are in satisfactory condition.
<i>Washer Hookup:</i>	



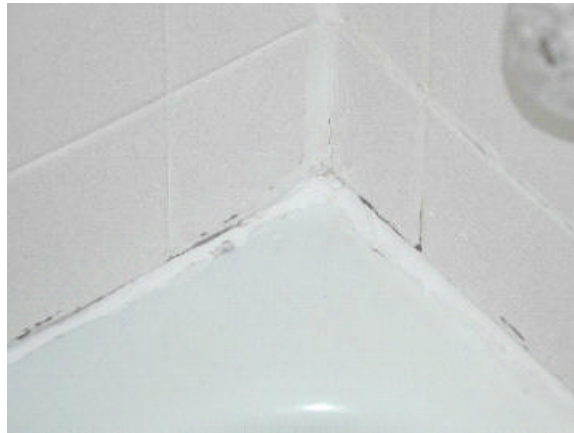
There is a connection box installed in the wall with both hot and cold water and a drain pipe.

<i>Washer Pan:</i>	Yes - There is a washer pan installed under the washing machine to catch and drain away water in case of a leak from the washer.
<i>Dryer Hookup:</i>	Yes - There is a 220-volt outlet provided for an electric dryer.
<i>Dryer Ventilation:</i>	Satisfactory - The dryer ventilation as installed appears adequate. The vent hood outside is clean, and the flapper is functional.

BATHROOMS

Bathrooms:

- Vanity Cabinet(s):* Satisfactory - The vanity cabinet(s) and top(s) in the bathrooms are satisfactory.
- Basin and Drain Fixture(s):* Satisfactory - The basin and drainage fixtures appear to be satisfactory.
- Faucet and Supply Lines:* Satisfactory - Faucets and supply lines appear satisfactory.
- Toilet Condition* Satisfactory - The toilet(s) in the bathroom(s) appear to be functional.
- Tub(s):* Fiberglass Tub OK - The bathtub is a fiberglass reinforced plastic material, and it appears to be in satisfactory condition. Use caution on type of cleaning materials and method of application. The surface of the tub can be easily damaged.
- Tub Mixing Valve & Stopper:* Satisfactory - The tub mixing valve(s) and the tub unit(s) 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.
- Caulking/Water Contact Areas:*



Attention Needed - The caulking in the water contact areas appears to need attention. Damage may result if not corrected.

- Heat Source:* Satisfactory - There is a heat source in every bathroom.
- Entry Door:* Satisfactory - The entry door(s) to the bathrooms are as I expected, and are functional.
- Walls:* Satisfactory - The walls in the bathrooms are satisfactory.
- Windows:* Satisfactory - The windows and associated hardware in the bathroom(s) are all satisfactory.
- Ceiling:* Satisfactory - The ceilings in the bathrooms are satisfactory.
- Floor:* Satisfactory - The flooring in the bathrooms is satisfactory.
- Ventilation Fans:* Satisfactory - There is an exhaust fan installed in the bathroom, and it is performing satisfactorily.

BEDROOMS

Bedrooms:

Entry Doors: Satisfactory - The entry doors on the interior rooms are as I expected, and are functional.

Closets: Satisfactory - The closets are functional and of average size.

Walls: Satisfactory - The walls in the rooms appear to be satisfactory.

Ceilings: Satisfactory - The ceilings are functional and as I expected.

Ceiling Fans:



Attention Needed - The ceiling fan installed in the master bedroom appears to need some adjustment. The fan blades wobble. Apparently the blades need to be balanced.

Floors: Satisfactory - The floors are in satisfactory condition.

Windows: Satisfactory - The windows and associated hardware in the interior rooms are all satisfactory.

Heat Source Noted: There is a heat source to every interior room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector: For safety reasons, it is suggested that a smoke detector be installed on every floor and in every bedroom. It is also suggested that a carbon monoxide detector be installed on every floor.

INTERIOR LIVING SPACES

Interior Living Spaces:

Entry Doors:

Satisfactory - The entry doors on the interior rooms are as I expected, and are functional.

Closets:

Satisfactory - The closets are functional and of average size.

Walls:

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

Ceilings:

Satisfactory - The ceilings are functional and as I expected.

Ceiling Fans:

Satisfactory - The installed ceiling fan(s) appear to be functional.

Floors:

Satisfactory - The floors are in satisfactory condition.

Windows:

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

Heat Source Noted:

There is a heat source to every interior room. There is no comment as to the amount of air or temperature coming from the supply vent.

Smoke Detector:



For safety reasons, it is recommended that a smoke detector be installed on every floor and in every bedroom. It is also recommended that a carbon monoxide detector be installed on every floor.

GARAGE

Garage:

Garage Type The garage is attached.
Size of Garage: Two car garage.
Number of Overhead Doors There is a single overhead door.
Overhead Door and Hardware Condition: Satisfactory - The overhead door is in satisfactory condition, and it is functional.
Automatic Overhead Door Opener: The overhead door opener appears to function appropriately.
Safety Reverse Switch on the Automatic Opener:



Yes - The door opener is equipped with an automatic reverse safety switch. There is an electronic beam safety reverse system installed. It appears to be functional.

Floor Condition:

Satisfactory - The garage floor is in satisfactory condition.

Floor Drain:

Yes - There is a floor drain installed. This is a handy feature for easier cleanup from rain and snow dripping off the cars.

Garage Walls Condition:

Satisfactory - The wall covering and framing appears to be in satisfactory condition.

Fire Rated Ceiling:

Yes - There appears to be a fire rated separation between the garage ceiling and the living areas above.

Fire Rated Entry Door to Structure:

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