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**1234 First Street Road
Worthington , Ohio 43210
01/20/2011**

Snow 20 - 30 Degrees F

Page	Inspected Area
2	Summary
5	Grounds
6	Roof and Gutter Systems
7	Exterior
8	Attic
9	Interior
10	Appliances
11	Foundation Basement
12	Foundation Crawlspace
13	Foundation Slab
14	Plumbing
15	Plumbing Water Heater
16	Heating
17	Cooling
18	Electrical
19	Garage Carport

Inspection Summary

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
 Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Vegetation</u>	Vines	Maintenance	Trim back ivy off structures
<u>Grade</u>	Slopes Away From Home	Maintenance	Pull grade off the porch skirt.
<u>Roofing</u>	Asphalt Shingle	Normal For Age	Roofing appears to be approximately 10 to 12 years old.
<u>Gutters</u>	Aluminum	Maintenance	Clean out gutters, downspouts and drains
<u>Downspouts</u>	Aluminum	Maintenance	Clean out gutters, downspouts and drains
<u>Splashblocks</u>	Drains	Maintenance	Clean out gutters, downspouts and drains
<u>Splashblocks</u>	Drains	Unsatisfactory	Garage SW downspout to drain transition boot is damaged.
<u>Fascia Soffits Eaves</u>	Wood	Unsatisfactory	Rot at North exposed rafter at soffitt.
<u>Siding</u>	Wood	Maintenance	Scrape, caulk and stain wood siding soon
<u>Rot</u>	Visible Rot	Unsatisfactory	See Fascia note
<u>Porch Rails</u>	None in place	Normal For Age	Suggest handrails at porch.
<u>Stoop Rails</u>	None in place	Normal For Age	Suggest handrails at steps.
<u>Window Screens</u>	Present	Normal For Age	Many window screens are in the basement.
<u>Insulation Thickness</u>	0 - 12 inches	Normal For Age	Spread insulation more evenly in attic.
<u>Attic Ventilation</u>	Soffit Vents	Unsatisfactory	Soffit vents are plugged with insulation.
<u>Attic Ventilation</u>	Soffit Vents	Marginal	Suggest adding more ventilation to stop mold / mildew growth.
<u>Roof Deck</u>	Plywood	Unsatisfactory	Mold/ mildew on roof deck suggest cleaning and sealing of affected areas, and adding ventilation.
<u>Flooring</u>	Hardwood	Maintenance	Wood floors are worn at kitchen.
<u>Flooring</u>	Carpet	Unsatisfactory	MBR carpets are stained.
<u>Interior Doors</u>	Open and Close Freely - Most	Maintenance	MBR door sticks.
<u>Walls Ceilings</u>	Normal Minor Cracks	Maintenance	Many trim areas not finished.

<u>Windows</u>	Open and Close Freely - Yes	Unsatisfactory	Window trim handles and covers are missing.
<u>Stairs</u>	To basement	Unsatisfactory	No handrail at stairs to basement.
<u>Woodstove and Fireplaces</u>	Masonry @ MBR	Maintenance	MBR fireplace vent cover is off, and the gas valve stem has debris in it.
<u>Range Hood</u>	Vents to Outside	Normal For Age	What does the red fan switch do?
<u>Basement Water Penetration</u>	Not Wet Now	Unsatisfactory	Water stains at the SE corner. Clean, seal and monitor.
<u>Basement Insulation</u>	Bandboard is NOT Insulated	Normal For Age	Suggest insulating bandboard
<u>Crawlspace Insulation</u>	None in place	Unsatisfactory	Suggest insulating bandboard and exterior walls
<u>Crawlspace Vapor Barrier</u>	On Ground of West crawl area.	Normal For Age	Suggest adding a new layer of plastic to the floor of all the crawl areas.
<u>Crawlspace Ventilation</u>	Vents Adequate	Normal For Age	DO NOT LET CAT IN CRAWLSPACE!!
<u>Interior Water Pipes</u>	Copper	Unsatisfactory	Replace water line fitting next to the basement stairs that was temporarily repaired with some "Billy Blanks Infomercial stuff".
<u>Bath Vents</u>	None / Window	Unsatisfactory	Suggest installing bath vents to the exterior. (Mold / Mildew in the attic.)
<u>Sump Pump</u>	Submersable	Normal For Age	Suggest SE sump have a lid over it.
<u>Water Softner and Water Filter Systems</u>	Installed	Not Inspected	Water softner and Filter systems were not inspected.
<u>Water Heater Age</u>	10 Years	Marginal	Ruud gas unit is old.
<u>Heating Fuel</u>	Electric (heat pump)	Unsatisfactory	Heat pump was found frozen, and needs serviced. Ambient temperature setting may need turned up higher.
<u>Overall Condition Cooling</u>	Normal	Not Inspected	Too cold outside (<60 degrees F) to operate AC unit # 1.
<u>Overall Condition Cooling</u>	Normal	Unsatisfactory	Unit # 2 was operated as a heat pump only due to season. Heat Pump was found frozen at the exterior and needs serviced.

<u>Service</u>	200 Amp Overhead		Normal For Age	FYI - Electric meter tag is missing.
<u>Wiring</u>	120V Interior Wiring - Copper		Unsatisfactory	Secure loosely run wires in the attic.
<u>Outlets_Switches_Fixtures</u>	3 Prong Grounded		Normal For Age	Suggest GFCI outlets at the powder room.
<u>Outlets_Switches_Fixtures</u>	3 Prong Grounded		Unsatisfactory	One kitchen light switch cover plate is missing.
<u>Outlets_Switches_Fixtures</u>	3 Prong Grounded		Unsatisfactory	Could not find GFCI reset for the MBR bath jacuzzi tub. Is it on a GFCI protected circuit? Needs to be on one.
<u>Available Number of Circuits for Growth</u>		0	Normal For Age	One 15 Amp breaker is double wired. (Doorbell) OK
<u>Floor</u>	Slab		Not Inspected	Garage is FULL of stored items. Not all areas of the floor, or walls could be observed.

Grounds

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
Apparent condition at time of Inspection. See Addendum Page at End of Report



Item	Type	Condition	Comments
<u>Walks</u>	Concrete	Normal For Age	
<u>Walks</u>	Brick	Normal For Age	
<u>Driveway</u>	Asphalt	Normal For Age	
<u>Patios</u>	Concrete	Normal For Age	
<u>Grade</u>	Slopes Away From Home	Normal For Age	
<u>Vegetation</u>	Vines	Maintenance	Trim back ivy off structures
<u>Grade</u>	Slopes Away From Home	Maintenance	Pull grade off the porch skirt.

Remarks

No Remarks

Roof and Gutter Systems

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
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Item	Type	Condition	Comments
<u>Pitch Roofing</u>	Medium Asphalt Shingle	Normal For Age	Roofing appears to be approximately 10 to 12 years old.
<u>Gutters</u>	Aluminum	Normal For Age	Clean out gutters, downspouts and drains
<u>Gutters</u>	Aluminum	Maintenance	
<u>Downspouts</u>	Aluminum	Maintenance	Clean out gutters, downspouts and drains
<u>Splashblocks</u>	Drains	Maintenance	Clean out gutters, downspouts and drains
<u>Splashblocks</u>	Drains	Unsatisfactory	Garage SW downspout to drain transition boot is damaged.
<u>Fascia Soffits Eaves</u>	Wood	Unsatisfactory	Rot at North exposed rafter at soffitt.
<u>Flashing</u>	Normal	Normal For Age	
<u>Chimney</u>	Brick	Normal For Age	
<u>Chimney</u>	Brick	Normal For Age	

Remarks
No Remarks

Exterior

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Item	Type	Condition	Comments
<u>Siding</u>	Wood	Maintenance	Scrape, caulk and stain wood siding soon
<u>Stained Surfaces</u>	Needs Restaining	Maintenance	
<u>Rot</u>	Visible Rot	Unsatisfactory	See Fascia note
<u>Porches</u>	Wood Open	Normal For Age	
<u>Porch Rails</u>	None in place	Normal For Age	Suggest handrails at porch.
<u>Stoops</u>	Wood	Normal For Age	
<u>Stoop Rails</u>	None in place	Normal For Age	Suggest handrails at steps.
<u>Main Door</u>	Single Composite	Normal For Age	
<u>Rear Door</u>	Single Metal	Normal For Age	
<u>Other Doors to Exterior</u>	Single Metal	Normal For Age	
<u>Sliding Glass Doors</u>	Insulated	Normal For Age	
<u>Windows Style</u>	Insulated Double Hung	Normal For Age	
<u>Fixed Windows</u>	Insulated Metal	Normal For Age	
<u>Window Type</u>	Metal	Normal For Age	
<u>Basement Windows</u>	Glass block	Normal For Age	
<u>Window Screens</u>	Present	Normal For Age	Many window screens are in the basement.

Remarks
No Remarks

Attic

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Item	Type	Condition	Comments
<u>Attic Insulation</u> <u>Insulation Thickness</u>	Roll / Batt Fiberglass 0 - 12 inches	Normal For Age Normal For Age	Spread insulation more evenly in attic.
<u>Attic Ventilation</u> <u>Attic Ventilation</u>	Hat Vents Soffit Vents	Normal For Age Unsatisfactory	Soffit vents are plugged with insulation.
<u>Attic Ventilation</u>	Soffit Vents	Marginal	Suggest adding more ventilation to stop mold / mildew growth.
<u>Attic Ventilation</u> <u>Rafters or Trusses</u> <u>Roof Deck</u>	Ridge Vents 2x6x24 Plywood	Normal For Age Normal For Age Unsatisfactory	Mold/ mildew on roof deck suggest cleaning and sealing of affected areas, and adding ventilation.
<u>Water Penetration</u>	No Wetness - Signs of Past Water Penetration	Normal For Age	

Remarks

No Remarks

Interior

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Item	Type	Condition	Comments
<u>Flooring</u>	Hardwood	Maintenance	Wood floors are worn at kitchen.
<u>Flooring</u>	Carpet	Unsatisfactory	MBR carpets are stained.
<u>Flooring</u>	Carpet	Normal For Age	
<u>Flooring</u>	Tile	Normal For Age	
<u>Walls Ceilings</u>	Normal Minor Cracks	Normal For Age	
<u>Interior Doors</u>	Open and Close Freely - Most	Maintenance	MBR door sticks.
<u>Walls Ceilings</u>	Normal Minor Cracks	Maintenance	Many trim areas not finished.
<u>Windows</u>	Open and Close Freely - Yes	Normal For Age	
<u>Windows</u>	Open and Close Freely - Yes	Unsatisfactory	Window trim handles and covers are missing.
<u>Stairs</u>	to 2nd floor	Normal For Age	
<u>Stairs</u>	To basement	Unsatisfactory	No handrail at stairs to basement.
<u>Cabinets and Counters</u>	Installed	Normal For Age	
<u>Woodstove and Fireplaces</u>	Masonry @ MBR	Maintenance	MBR fireplace vent cover is off, and the gas valve stem has debris in it.
<u>Woodstove and Fireplaces</u>	Masonry @ Family Room	Normal For Age	

Remarks

No Remarks

Appliances

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
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Item	Type	Condition	Comments
<u>Oven</u>	Free Standing Gas	Normal For Age	
<u>Range</u>	Free Standing Gas	Normal For Age	
<u>Range Hood</u>	Vents to Outside	Normal For Age	What does the red fan switch do?
<u>Disposal</u>	Kitchen	Normal For Age	
<u>Dishwasher</u>	Built-in	Normal For Age	
<u>Refrigerator</u>	Built In Ice Maker	Normal For Age	

Remarks

No Remarks

Foundation Basement

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
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Item	Type	Condition	Comments
<u>Basement Walls</u>	Block	Normal For Age	
<u>Basement Interior Finish</u>	Paint	Normal For Age	
<u>Basement Floor</u>	Concrete	Normal For Age	
<u>Basement Floor</u>	Carpet	Normal For Age	
<u>Basement Floor Drainage</u>	Floor Drain	Normal For Age	
<u>Basement Floor Drainage</u>	Sump	Normal For Age	
<u>Basement Floor Drainage</u>	Sump	Normal For Age	
<u>Basement Columns Posts</u>	Wood	Normal For Age	
<u>Basement Water Penetration</u>	Not Wet Now	Unsatisfactory	Water stains at the SE corner. Clean, seal and monitor.
<u>Basement Cracks</u>	Minor cracks visible	Normal For Age	
<u>Basement Insulation</u>	Bandboard is NOT Insulated	Normal For Age	Suggest insulating bandboard
<u>Basement Framing</u>	Floor Joists	Normal For Age	

Remarks

No Remarks

Foundation Crawlspace

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
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Item	Type	Condition	Comments
<u>Crawlspace Walls</u>	Block	Normal For Age	
<u>Crawlspace Piers</u>	Metal	Normal For Age	
<u>Crawlspace Piers</u>	Block Walls	Normal For Age	
<u>Crawlspace Insulation</u>	None in place	Unsatisfactory	Suggest insulating bandboard and exterior walls
<u>Crawlspace Vapor Barrier</u>	On Ground of West crawl area.	Normal For Age	Suggest adding a new layer of plastic to the floor of all the crawl areas.
<u>Crawlspace Ventilation</u>	Vents Adequate	Normal For Age	DO NOT LET CAT IN CRAWLSPACE!!
<u>Crawlspace Water Penetration</u>	Not Wet Now	Normal For Age	
<u>Crawlspace Cracks</u>	Minor Cracks Visible - Yes	Normal For Age	
<u>Crawlspace Framing</u>	Floor Joists	Normal For Age	

Remarks
 No Remarks

Foundation Slab

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Item	Type	Condition	Comments
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Remarks

No Remarks

Plumbing

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
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Item	Type	Condition	Comments
<u>Interior Water Pipes</u>	Copper	Normal For Age	
<u>Interior Water Pipes</u>	Copper	Unsatisfactory	Replace water line fitting next to the basement stairs that was temporarily repaired with some "Billy Blanks Infomercial stuff".
<u>Interior Waste Pipes</u>	Plastic	Normal For Age	
<u>Kitchen Fixtures</u>	Installed	Normal For Age	
<u>Utility Room Fixtures</u>	Installed	Normal For Age	
<u>Powder Room Fixtures</u>	Installed	Normal For Age	
<u>Main Bath Fixtures</u>	Installed	Normal For Age	
<u>MBR Bath Fixtures</u>	Installed	Normal For Age	
<u>Bath Vents</u>	None / Window	Unsatisfactory	Suggest installing bath vents to the exterior. (Mold / Mildew in the attic.)
<u>Shower Pans</u>	Composite	Normal For Age	
<u>Shower Pans</u>	Composite	Normal For Age	
<u>Hookups Dryer</u>	Electric Vented	Normal For Age	
<u>Hookups Washer</u>	Normal	Normal For Age	
<u>Sump Pump</u>	Submersable	Normal For Age	
<u>Sump Pump</u>	Submersable	Normal For Age	Suggest SE sump have a lid over it.
<u>Sump Pump</u>	Submersable @ Crawlspace	Normal For Age	
<u>Location of Main Water Cut Off</u>	Copper??? @ Basement Wall	Normal For Age	
<u>Flow at Hose Bib</u>	Adequate	Normal For Age	
<u>Functional Flow at Bath</u>	Adequate	Normal For Age	
<u>Water Softner and Water Filter Systems</u>	Installed	Not Inspected	Water softner and Filter systems were not inspected.

Remarks
 No Remarks

Plumbing Water Heater

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
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Item	Type	Condition	Comments
<u>Water Heater Make</u>	Whirlpool	Normal For Age	
<u>Water Heater Make</u>	Ruud	Normal For Age	
<u>Size Source</u>	40 Gal Electric	Normal For Age	
<u>Size Source</u>	40 Gal Gas	Normal For Age	
<u>Water Heater Age</u>	3 Years	Normal For Age	
<u>Water Heater Age</u>	10 Years	Marginal	Ruud gas unit is old.
<u>TPR Valve</u>	Extended to Floor	Normal For Age	
<u>TPR Valve</u>	Extended to Floor	Normal For Age	
<u>Water Heater Venting</u>	Metal Flue	Normal For Age	

Remarks

No Remarks

Heating

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
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Item	Type	Condition	Comments
<u>Heating_System</u>	Central	Normal For Age	
<u>Heating_System</u>	Central	Normal For Age	
<u>Heating_Fuel</u>	Gas	Normal For Age	
<u>Heating_Fuel</u>	Electric (resistance)	Normal For Age	
<u>Heating_Fuel</u>	Electric (heat pump)	Unsatisfactory	Heat pump was found frozen, and needs serviced. Ambient temperature setting may need turned up higher.
<u>Heating_By</u>	Forced Air	Normal For Age	
<u>Heating_By</u>	Forced Air	Normal For Age	
<u>Heating_Manufacturer</u>	Carrier 90%+ (Unit # 1) 1st Floor	Normal For Age	
<u>Heating_Manufacturer</u>	Carrier Electric (Unit # 2) 2nd Floor	Normal For Age	
<u>Rated_Capacity</u>	100,000 BTU's	Normal For Age	
<u>Thermostat_Locations</u>	Dining Room #1	Normal For Age	
<u>Thermostat_Locations</u>	2nd Floor Hallway # 2	Normal For Age	
<u>Duct_Work</u>	Sheetmetal	Normal For Age	
<u>Duct_Work</u>	Elephant Trunk	Normal For Age	
<u>Return_Air_Filters</u>	Aprilaire	Normal For Age	
<u>Return_Air_Filters</u>	Aprilaire	Normal For Age	
<u>Combustion_Air_and_Venting</u>	Forced # 1	Normal For Age	
<u>Clearance_to_Combustibles</u>	Normal # 1	Normal For Age	
<u>Overall_Condition</u>	Normal	Normal For Age	
<u>Overall_Condition</u>	Normal	Normal For Age	
<u>Estimate_Age_Heating</u>	11 years	Normal For Age	
<u>Estimate_Age_Heating</u>	10 years	Normal For Age	

Remarks
 No Remarks

Cooling

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Unable to test AC units in temperatures less than 60 Degrees Fahrenheit ambient & Heat Pump when ambient temperatures are less than 35 Degrees Fahrenheit

Item	Type	Condition	Comments
<u>Cooling_Type</u>	Integral to heating System	Normal For Age	
<u>Cooling_Type</u>	Integral to heating System	Normal For Age	
<u>Cooling_Manufacturer</u>	Carrier (3 Ton)	Normal For Age	
<u>Cooling_Manufacturer</u>	Carrier (2 Ton) HEAT PUMP	Normal For Age	
<u>Estimate_Age_Cooling</u>	11 years	Normal For Age	
<u>Estimate_Age_Cooling</u>	10 years	Normal For Age	
<u>Overall_Condition_Cooling</u>	Normal	Not Inspected	Too cold outside (<60 degrees F) to operate AC unit # 1.
<u>Overall_Condition_Cooling</u>	Normal	Unsatisfactory	Unit # 2 was operated as a heat pump only due to season. Heat Pump was found frozen at the exterior and needs serviced.

Remarks
 No Remarks

Electrical

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
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Item	Type	Condition	Comments
<u>Service</u>	200 Amp Overhead	Normal For Age	FYI - Electric meter tag is missing.
<u>Wiring</u>	Main Service - Aluminum	Normal For Age	
<u>Wiring</u>	240V Interior Wiring - Copper	Normal For Age	
<u>Wiring</u>	120V Interior Wiring - Copper	Normal For Age	
<u>Wiring</u>	120V Interior Wiring - Copper	Unsatisfactory	Secure loosely run wires in the attic.
<u>Outlets Switches Fixtures</u>	3 Prong Grounded	Normal For Age	
<u>Outlets Switches Fixtures</u>	3 Prong Grounded	Normal For Age	Suggest GFCI outlets at the powder room.
<u>Outlets Switches Fixtures</u>	3 Prong Grounded	Unsatisfactory	One kitchen light switch cover plate is missing.
<u>Outlets Switches Fixtures</u>	3 Prong Grounded	Unsatisfactory	Could not find GFCI reset for the MBR bath jacuzzi tub. Is it on a GFCI protected circuit?
<u>Grounding</u>	to water line	Normal For Age	Needs to be on one.
<u>Grounding</u>	to ground stake	Normal For Age	
<u>Number of Circuits</u>		40	Normal For Age
<u>Number of Circuits</u>		20	Normal For Age
<u>Available Number of Circuits for Growth</u>		6	Normal For Age
<u>h</u>			
<u>Available Number of Circuits for Growth</u>		0	Normal For Age
<u>h</u>			One 15 Amp breaker is double wired. (Doorbell) OK
Remarks			
No Remarks			

Garage Carport

Unsatisfactory items need repair or replacement now. Marginal items have a very limited life expectancy or are performing but not all of their intended functions. Maintenance items need minor repair or regular maintenance now.
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Item	Type	Condition	Comments
<u>Roof</u>	Medium	Normal For Age	
<u>Roofing</u>	Asphalt Shingle	Normal For Age	
<u>Main Door</u>	Double Metal	Normal For Age	
<u>Walls</u>	Frame	Normal For Age	
<u>Floor</u>	Slab	Normal For Age	
<u>Ceiling</u>	Finished	Normal For Age	
<u>Garage Carport Heating</u>	Modine Gas " Hot Dawg"	Normal For Age	
<u>Garage Carport Electrical</u>	Receptacles	Normal For Age	
<u>Garage Carport Electrical</u>	Lighting	Normal For Age	
<u>Automatic Door Opener</u>	Automatic Reverse or Stop with Eye Sensors	Normal For Age	
<u>Floor</u>	Slab	Not Inspected	Garage is FULL of stored items. Not all areas of the floor, or walls could be observed.

Remarks

No Remarks

X