

PROPERTY INSPECTION REPORT



SAMPLE REPORT

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HomeTech Property Inspections

Any Street
Inspection Prepared For: Jones Bill

Date of Inspection: 1/7/2019

Report Introduction

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report if you have any questions.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, different building standards or practices may be acceptable; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

Video In Your Report -The inspector may have included videos of issues within the report. If you are opening the PDF version of the report make sure you are viewing the PDF in the free Adobe Reader PDF program.

Throughout the report we utilize icons to make things easier to find and read. Use the legend below to understand each rating icon.



Acceptable – This item was inspected and is in acceptable condition for it's age and use.



Repair/Replace - Items with this rating should be examined by a professional and be repaired or replaced.



Safety Issue - Items with this rating should be examined immediately and fixed. Even though the item is marked as a safety issue it could be a very inexpensive fix. Please make sure to read the narrative to completely understand the issue.



Maintain/Monitor - Items with this rating need typical maintenance and or should be monitored periodically to ensure that the issue hasn't become worse, warranting a repair or replacement.



Not Accessible - Items with this rating were not able to be fully inspected because access was blocked off or covered.

Our report contains a unique pop-up glossary feature. When you see words **highlighted in yellow** hover your mouse over the term. The definition or a tip about the item will appear!

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. Any repairs should be done by a licensed & bonded tradesman or qualified professional. We recommend obtaining a copy of all receipts, warranties and permits for the work done. **NOTE:** If this is a **Pre-List** or **New Construction Inspection**, almost all items will be listed in the summary for convenience. Items Listed in **RED** in both the summary and report are considered priority items. Items listed in **BLUE** are less concerning or typical for age items that should be considered for improvement or be monitored.

Grounds		
Page 4 Item: 2	Entry/Stoops	• Stain color is uneven on the stairs, typical maintenance is advised.
Basement/Crawlspace		
Page 10 Item: 2	Beams/Under floor	• The main beam is in a condition that warrants further investigation or repair. Structural concerns noted. Further assessment advised by a licensed contractor and or engineer.
Electrical		
Page 13 Item: 3	Main Panel Condition	• Screws missing on the cover, should be replaced
Heat/AC		
Page 15 Item: 1	Heater Condition	• There are signs of slight leakage seen at one of the valves under the boiler. Further assessment and improvement is advised
Heat/AC 2		
Page 20 Item: 5	AC Compressor Condition	• the air conditioning condensers are positioned below a section of roof line. Water and ice is coming down and building up on these units. Improvements are advised to reduce the chance of damages
Plumbing		
Page 21 Item: 5	Fire Suppression System Condition	• There is not a current inspection tag. You should contact a fire system company to perform a full certified inspection of this system and tag it as inspected. You may ask the seller or builder if there is other documentation of inspection present. This was new construction however I believe this building in spend here for beyond a year • Leaks seen at the riser, further investigation and improvement advised. Also there is an overflow line that leads to the floor the really should be a bucket for this to go into
Bathrooms		
Page 26 Item: 7	Tub/Shower Fixtures	• There is a steam shower, it was functional using the normal controls. However the control panel is damaged. Further investigation and repair is advised by a licensed contractor. Master Bath
Page 27 Item: 15	Electrical	• Damaged outlets are noted. Further investigation and repair advised Bedroom 5 Bath

Page 28 Item: 16	GFCI	<ul style="list-style-type: none">• No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the bathroom at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the bathroom electrical system to include GFCI protection.
Bedrooms		
Page 28 Item: 2	Doors	<ul style="list-style-type: none">• The latch or strike plate needs to be adjusted so that the door will latch correctly. Master Bed,
Page 29 Item: 8	Electrical	<ul style="list-style-type: none">• A light or part of a light installed in this room did not function using the wall switch. Change the bulb and reassess. Bedroom#5
Interior Areas		
Page 31 Item: 2	Doors	<ul style="list-style-type: none">• The Dead bolt needs to be adjusted so that the door will latch correctly. Rear Entry Area
Page 31 Item: 5	Wall Condition	<ul style="list-style-type: none">• Caulking along baseboard is cracked, touch of recommended. Game Room

Inspection Details

1. Home Type

Home Type: Single Family Home

2. Inspection Type

This is a new construction inspection. This inspection is for the current condition of the home at the time of inspection only. Very minor or blemish type items may not be addressed in this inspection. It is recommended that buyer walks through the property before close to make sure all details are up to their personal standards. This inspection is not meant to address building codes past or present. Code inspections should be available at the local building department.

3. Occupancy

Occupancy: Vacant - Furnished



Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway Condition

Materials: Concrete driveway noted.



2. Entry/Stoops



Observations:

- Overall condition of the steps and stoops appears satisfactory
- Stain color is uneven on the stairs, typical maintenance is advised.



3. Patio



Observations:

- Overall condition appears satisfactory.
- Surface raised/settled

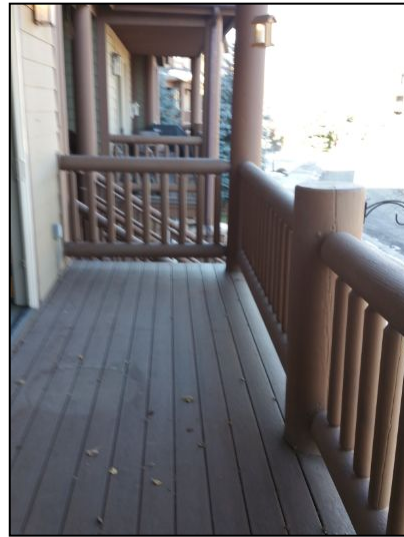


4. Decks



Observations:

- Overall condition of the deck and rails appears to be in satisfactory condition overall.
- Support system appears to be in satisfactory condition.



5. Grading



Observations:

- Steep slope
- Snow covered- Unable to fully view. Overall drainage and grading should be reassessed when the snow melts.



6. Main Gas Valve Condition

Location: Side of structure



7. Grounds Electrical



Observations:

- A sample of exterior outlets is tested and were generally functional at the time of inspection

8. GFCI



Observations:

- A sample of **GFCI** outlets is tested and were generally functional at the time of inspection

9. Exterior Faucet Condition



Location: Exterior walls

Observations:

- Hos bibs are not tested due to sub-freezing temperatures.

10. Hot Tub



Hot tub was present

Observations:

- this is a new hot tub it does not look like it has ever been filled yet. Function is not confirmed. No issues noted and there is a proper shut off located



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors make every attempt to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Siding Condition



Materials: Wood siding • Stone

Observations:

- Overall condition appears serviceable, no major issues noted



Wiring noted for speakers or other low voltage

2. Trim Condition



Materials: Wood materials.

Observations:

- Paint/finish/caulking advised. Pictured is an example, all areas should be checked and maintained as needed.



3. Eaves & Facia



Observations:

- Overall, the visible areas of fascia/soffit appear to be in satisfactory condition.



Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and the structural components of the home, including the foundation and framing where visible and accessible. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

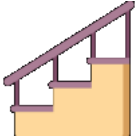
1. Observations



Materials: Poured in place slab concrete.

Observations:

- Visible areas of the exterior foundation appear to be in serviceable condition overall, no major concerns were visible at the time of inspection. View was limited to visible areas above ground. We cannot comment on unseen or underground areas. Small or typical cracking may not be noted.



Basement/Crawlspace

Inspector will attempt to access all areas of the crawlspace and basement and report on visible deficiencies. If no access is noted in the report, this area should be considered as not present and or not inspected. While the inspector makes every effort to find all areas of concern, some areas can not be accessed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons. Note: This inspection does not cover the presence of mold, insects, or pests. We may note these items if apparent. In basements and crawlspaces, we will attempt to inspect, overall structure, visible foundations, windows, doors, and electrical systems.

1. Walls



Observations:

- Walls are poured concrete.
- Insulation noted on the exterior walls.

2. Beams/Under floor



Observations:

- **The main beam is in a condition that warrants further investigation or repair. Structural concerns noted. Further assessment advised by a licensed contractor and or engineer.**



Roof

Although not required to, we generally attempt to evaluate various roof types by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method used to evaluate them. Every roof will wear differently relative to its age, number of layers, quality of material, method of application, exposure to weather conditions, and the regularity of its maintenance. We can only offer an opinion of the general quality and condition of the roofing material. We cannot estimate remaining life. If there are any concerns with the roof or if a second opinion is wanted, a licensed roofing contractor should be called. Unseen or inaccessible areas cannot be commented on, many areas may not be accessible for safety reasons. It is always best to ask sellers about roof age and history.

1. Roof Condition



Materials: Gable • View was obstructed by snow, the condition of this roof cannot be commented on at this time. We recommend having it assessed or when snow melts.



monitor heavy snow loaded areas over time

2. Chimney



Observations:

- Stone materials.
- Condition appears serviceable, no major concerns were noted from my vantage point.



not accessible due to snow cover in the roof area

3. Gutter



Observations:

- Overall condition appears serviceable in the visible areas. Function or water carrying capabilities could not be tested.
- Heat tape is installed in some areas. Testing of heat tape is not included in this inspection. Inquire with the seller as to heat tape operating instructions or contact an electrician to advise.



Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors will attempt to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present. Inspector will view from hatches only in most cases unless floor boards and or finished floors are installed. Inspector will give a visual evaluation of the visible areas only, unseen or inaccessible areas cannot be commented on. Inspector does not open access points that are painted, screwed, or otherwise sealed shut.

1. Access



Observations:

- Bedroom Closet.

2. Structure



Observations:

- The rafters or truss system appears to be in satisfactory condition overall. Some areas are not visible.



3. Ventilation



Observations:

- There appears to be ventilation installed.

4. Electrical



Observations:

- Most areas not accessible due to insulation.

5. Insulation Condition



Materials: Fiberglass batts



Electrical

This report describes the amperage of the service, the location of the main disconnect and any sub panel(s), type and wiring methods. Inspectors make every attempt to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. . Repairs should be a priority, and should be made by a qualified, licensed electrician. We are not electricians and do not perform load calculations or technical analysis.

1. Observations



Materials: Underground • Circuit breakers
Observations:
• Appears serviceable

2. Main Breaker Capacity



Observations:
• 200 amp

3. Main Panel Condition



Materials: Utility Area
Observations:
• Breakers and wiring appear to be in serviceable condition. The installation appears to be consistent with the standards at the time of installation.
• Screws missing on the cover, should be replaced



Screws missing on the cover, should be replaced



4. Sub Panel Conditions



Materials: Utility Area

Observations:

- Breakers and wiring appear to be in serviceable condition. The installation appears to be consistent with the standards at the time of construction.
- the panel is damaged on the corner. This does not affect function however it is not in New home condition



automated lighting system are not inspected in great detail. function of actual lights is tested in the interior section of the report

5. Wiring



Materials: Copper

Observations:

- Overall condition of wiring in the panel appears serviceable. Most wiring in the home is not accessible or visible.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner for basic function using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition



Materials: Utility Area

Materials: Radiant heat tied into a main boiler

Observations:

- Overall the boiler, valve and control system appear to be in serviceable condition. No major concerns were noted at the time of inspection, all zones appeared to be receiving heat flow.
- There are signs of slight leakage seen at one of the valves under the boiler. Further assessment and improvement is advised



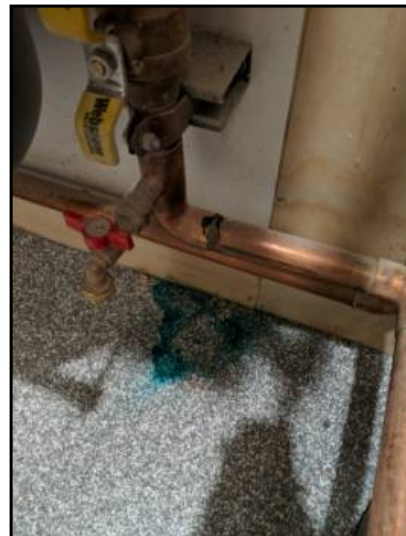
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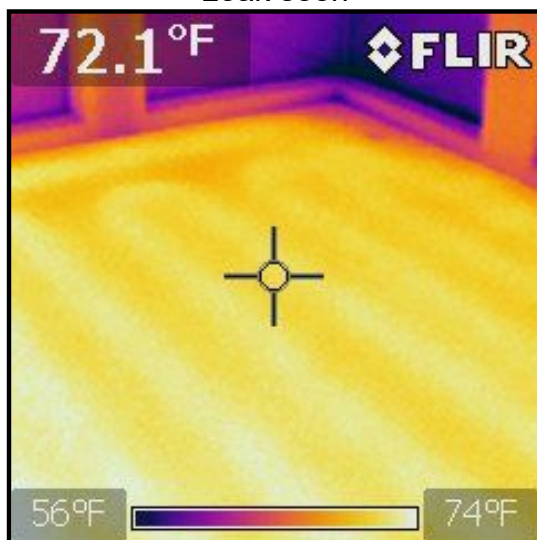
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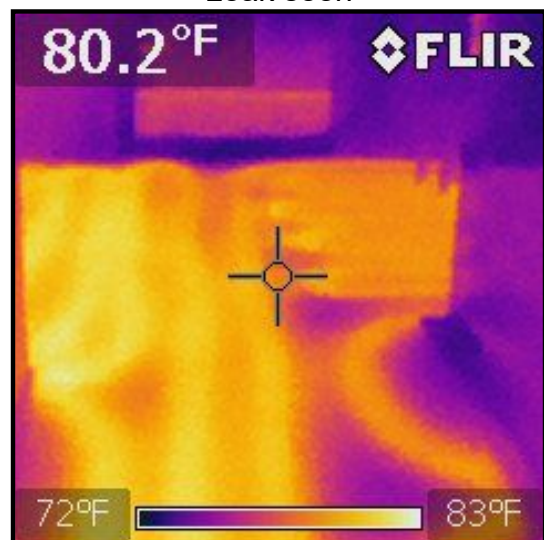
Leak seen

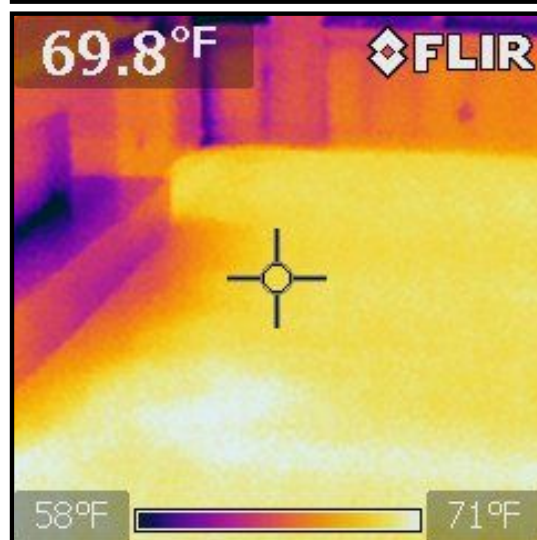
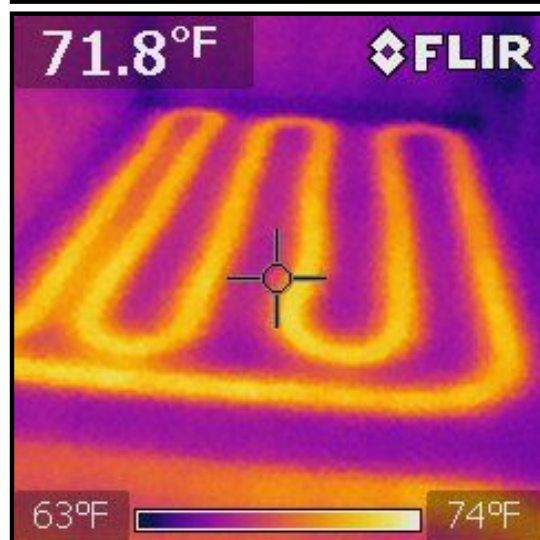
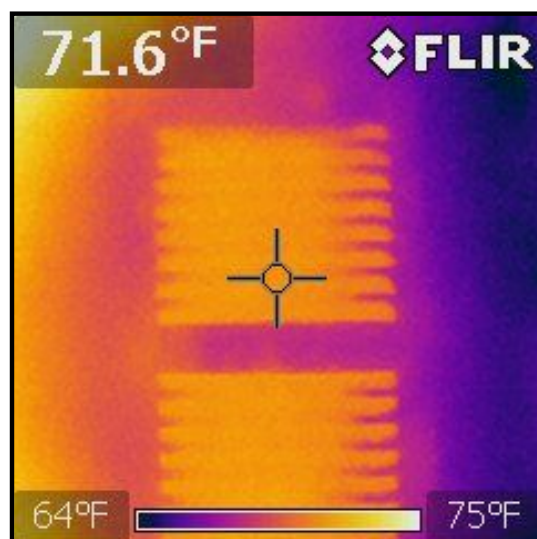


Leak seen



Heat detected in all zones





2. Fuel Source Issues

Materials: Natural Gas



3. Age



4. Venting

Observations:

- The flue pipe is plastic from the furnace to the exterior.



5. Combustion Air

Observations:

- There appears to be a source of outside air for this furnace. We do not trace these to the exterior to confirm but there is a vent or line leading out of the area.



6. Thermostats



Observations:

- Electronic thermostat controls for central heating are installed. Automatic controls were not tested or overridden.
- There are multiple thermostats. The structure is divided into zones.



Heat/AC 2

1. Heater Condition



Materials: Utility Area • Basement • Attic

Materials: Forced Air

Observations:

- Unit ran well on command using the thermostat, no major issues noted.
- Humidifier installed on the main level unit. We do not test these four full functional capability. It appeared to be on and no issues were indicated
- Unit is over 20 years old, you should have the heat exchanger checked and the current efficiency level determined by an HVAC contractor as a precaution.



attic unit



basement unit



main level unit



humidifier installed on the main level unit.

2. Age



3. AC Lines



Observations:

- No defects found.



4. AC Compressor Age



5. AC Compressor Condition



Observations:

- Outside air temperature was below 65 degrees. Unable to test system at this time without risking damage to the condenser.
- the air conditioning condensers are positioned below a section of roof line. Water and ice is coming down and building up on these units. Improvements are advised to reduce the chance of damages



6. Filters



Location: Located inside heater cabinet. • Located inside a filter grill in the hall ceiling.

Observations:

- There is an air filter installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

7. Thermostats



Observations:

- There are multiple thermostats. The structure is divided into zones.

Plumbing

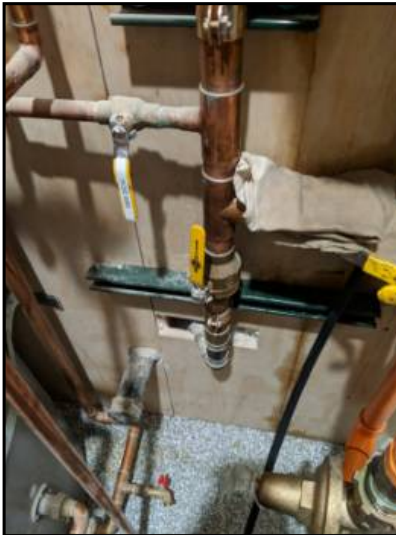
The plumbing system will be inspected in visible areas. Unseen or concealed areas cannot be inspected. We cannot comment on the condition of the inside of pipes. Water shut off valves will not be operated or tested to avoid damage. We do not inspect water or sewer lines beyond the interior of the home. We may not comment on typical for age conditions or hard water signs. We do not inspect septic tanks or private sewage systems.

1. Shut Off Location/Condition



Observations:

- Main shutoff valve is located
- Utility area



2. Pressure



Observations:

- Water pressure appears adequate. We generally operate multiple fixtures simultaneously to identify any pressure concerns. A pressure gauge may be used if any concerns are noted.
- There is a water pressure regulator valve correctly installed. This allows adjustment of the incoming water pressure.

3. Supply Lines



Materials: Copper • Plastic

Observations:

- Condition of visible areas appears to be satisfactory. I cannot comment on unseen areas.

4. Waste Lines Condition



Materials: Plastic

Observations:

- Condition of visible areas appear serviceable overall. I cannot comment on unseen areas.

5. Fire Suppression System Condition



Type: Present, there is a fire suppression system present. We do not perform a full inspection on this system. Inspections by a certified fire system company are recommended annually.

Observations:

- There is not a current inspection tag. You should contact a fire system company to perform a full certified inspection of this system and tag it as inspected. You may ask the seller or builder if there is other documentation of inspection present. This was new construction however I believe this building in spend here for beyond a year
- Leaks seen at the riser, further investigation and improvement advised. Also there is an overflow line that leads to the floor the really should be a bucket for this to go into



6. Water Softener Condition



Location: Utility room

Observations:

- Water softener installed. The function of these is not included in this inspection. Inquire with the manufacturer or contact the company on the tag in regard to service and maintenance needs.



Water Heater

1. Water Heater Condition



Heater Type: Indirect fired water heater tied into the main boiler.

Observations:

- Appears serviceable, hot water was available at the fixtures in the home.



2. TPRV



Observations:

- Temperature Pressure Release (TPR) valve and discharge pipe -- appears to be in satisfactory condition. Not tested

3. Plumbing



Materials: Copper

Observations:

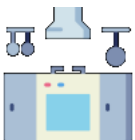
- A water shutoff valve is installed adjacent to the tank

4. Strapping



Observations:

- Water heater is seismically secured.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances. Inspectors will attempt to evaluate appliances for basic function, special settings are not adjusted or tested. Plumbing and electrical will be tested for basic function. Windows, doors, walls, ceilings and walls will be assessed for general function and defects.

1. Sink and Fixture



Observations:

- The sink and fixture appear to be generally serviceable.

2. Sink Drains



3. Range/Cook top condition



Observations:

- Appliance appears to be in serviceable condition. Special features or settings are not tested.
- Gas

4. Wall Oven



Observations:

- Appliance appears to be in serviceable condition. Special features or settings are not tested.
- Gas

5. Vent Condition



Materials: Exterior Vented

Observations:

- Fan/Hood operational

6. Dishwasher



Observations:

- Ran a full cycle, no deficiencies noted.

7. Microwave



Observations:

- Powered on, no issues noted. Cooking capabilities not tested.

8. Refrigerator



Present

Observations:

- The refrigerator appeared serviceable. It was cold and no major damages were noted.

9. Cabinets



Observations:

- Cabinets and counter tops appear to be in serviceable condition overall.

10. Counters



11. Window Condition



Materials: Wood framed window noted.

12. Doors



13. Floor Condition

Materials: Hardwood flooring is noted.



14. Ceiling Condition

Materials: There are drywall ceilings noted.



15. Wall Condition

Materials: Drywall walls noted.



16. Electrical



17. GFCI

Observations:

- A sample of GFCI outlets is tested and were generally functional at the time of inspection



Bathrooms

Our inspection of bathroom areas includes the visually accessible areas of sinks, cabinets, walls, floors, and closets, and a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

1. Locations

Locations: Master Bath • Bedroom 2 Bath • Bedroom 3 Bath • Bedroom 4 Bath • Bedroom 5 Bath • Entry Area • Hallway • Lower Hall

2. Cabinets



3. Counters



4. Mirrors



5. Sinks



6. Toilets



7. Tub/Shower Fixtures



Observations:

- There is a steam shower, it was functional using the normal controls. However the control panel is damaged. Further investigation and repair is advised by a licensed contractor. Master Bath



control panel in master bath

8. Tub/Shower Enclosure



9. Exhaust Fan



10. Window Condition

Materials: Wood framed window noted.



11. Doors



12. Floor Condition

Materials: Hardwood flooring is noted.



13. Walls Condition

Materials: Drywall walls noted.



14. Ceiling Condition

Materials: There are drywall ceilings noted.



15. Electrical

Observations:

- Damaged outlets are noted. Further investigation and repair advised Bedroom 5 Bath



bedroom #3 shower



bedroom #4



Master bath

16. GFCI



Observations:

- No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the bathroom at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the bathroom electrical system to include GFCI protection.



Hall Bath near kitchen



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. A representation of outlets and switches will be tested Any issues identified will be noted in the report. Typical for age or common wear and tear issues may not be noted. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items. We will check for the presence of smoke detectors and report on deficiencies but we do not test them.

1. Locations

Locations: Master Bed • Bedroom 2 • Bedroom 3 • Bedroom 4 • Bedroom 5

2. Doors



Observations:

- The latch or strike plate needs to be adjusted so that the door will latch correctly. Master Bed,



Master

3. Window Condition

Materials: Wood framed window noted.



4. Floor Condition

Flooring Types: Carpet is noted.



5. Wall Condition

Materials: Drywall walls noted.



6. Ceiling Condition

Materials: There are drywall ceilings noted.



7. Closets



8. Electrical

Observations:



- A light or part of a light installed in this room did not function using the wall switch. Change the bulb and reassess. Bedroom#5



bedroom#5

9. Heat/Duct work



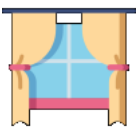
10. Fireplace



Materials: Master Bedroom

Materials: Gas - The fireplace is designed to use gas fuel.

11. Smoke Detectors



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report.

This is the structural system. Interior areas usually consist of hallways, entry, living room, and other open areas. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. A representation of outlets and switches will be tested. Any issues identified will be noted in the report. Typical for age or common wear and tear issues may not be noted. Personal items in these areas may prevent all areas to be inspected as the inspector will not move personal items.

1. Locations

Locations: Living Room • Dining Room • Family Room • Theater

2. Doors

Observations:

- The Dead bolt needs to be adjusted so that the door will latch correctly. Rear Entry Area





back door

3. Window Condition

Materials: Wood framed window noted.



4. Floor Condition

Flooring Types: Hardwood flooring is noted.



5. Wall Condition

Materials: Drywall walls noted.

Observations:



- Caulking along baseboard is cracked, touch of recommended. Game Room

6. Ceiling Condition

Materials: There are drywall ceilings noted.



7. Closets



8. Electrical

Observations:



- A light or part of a light installed in this room did not function using the wall switch. Change the bulb and reassess. Entry Area
- Some grounded type outlets did not appear to be properly grounded. Living Room



living room



entry area closet



stairwell

9. Heat/Duct work



10. Fireplace



Materials: Living Room • Family Room

Materials: Gas - The fireplace is designed to use gas fuel.

Observations:

- There is a gas log lighter, it was not lit, only an on off test was performed to assure gas flow. Living Room

11. Smoke Detectors



12. Stairs/Rails

Stairs present inside home.



Laundry

1. Locations

Locations: Basement/Lower level • Master bedroom

2. Laundry Machines

Materials: Units were turned on to assure power, full function was not tested. Visible areas, connections and vents are assessed if accessible. Unless otherwise noted, no major concerns were identified in this area.

3. Dryer Vent



4. Electrical



5. GFCI

Observations:

- A sample of GFCI outlets is tested and were generally functional at the time of inspection

6. Wash Basin

Observations:

- The sink and fixture appear to be generally serviceable.



Garage

1. Walls



2. Ceilings



3. Floor Condition

Materials: Concrete • Floor is sealed



4. Electrical

Observations:

- A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.



5. Fire Door

Observations:

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



6. Garage Door Condition

Materials: Wood

Observations:

- The garage door appeared functional during the inspection.



7. Garage Opener Status

Observations:

- Automatic door opener(s)- operational



8. Garage Door's Reverse Status

Observations:

- Garage vehicle door auto-reverse is inoperable.



9. Garage Heat

Type: Gas heater

Observations:

- Heater was functional using the normal controls.





Glossary

Term	Definition
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.