

# Dedicated Home Services LLC



**This is an actual inspection of a newly constructed home**

**Report Prepared For:**

Client information has been removed

**\*\*\* See roofing section\*\*\* Even new homes can have significant defects in workmanship that are often overlooked by builders and municipal code**

**Report Prepared By:**

Aaron Pfaff, Dedicated Home Services LLC

## TABLE of CONTENTS

<b>TABLE of CONTENTS</b> .....	<b>2</b>	<i>Hot Water Heater</i> .....	<b>15</b>
<b>GENERAL INFORMATION</b> .....	<b>3</b>	<i>Sump Pump</i> .....	<b>15</b>
<i>Inspection Address</i> .....	<b>3</b>	<i>Plumbing Comments:</i> .....	<b>15</b>
<i>Client Information</i> .....	<b>3</b>	<b>ELECTRICAL SYSTEM</b> .....	<b>17</b>
<i>Inspection Details</i> .....	<b>3</b>	<i>Service Entry</i> .....	<b>17</b>
<i>Building Details</i> .....	<b>3</b>	<i>Main Disconnect</i> .....	<b>17</b>
<b>PURPOSE AND SCOPE</b> .....	<b>4</b>	<i>Main Panel</i> .....	<b>17</b>
<b>GENERAL COMMENTS</b> .....	<b>4</b>	<i>Distribution Wiring</i> .....	<b>17</b>
<b>EXTERIOR</b> .....	<b>5</b>	<i>Sub Panel</i> .....	<b>17</b>
<i>Building Exterior</i> .....	<b>5</b>	<i>Smoke Alarm Detectors</i> .....	<b>17</b>
<i>Windows and Doors</i> .....	<b>5</b>	<i>Ground fault circuit interrupters</i>	<b>17</b>
<i>Eaves, Soffits, and Fascias</i> .....	<b>5</b>	<i>(GFCI)</i> .....	<b>17</b>
<i>Driveway and sidewalks</i> .....	<b>5</b>	<i>Electrical system Comments</i> .....	<b>17</b>
<i>Exterior Comments</i> .....	<b>5</b>	<b>HEATING SYSTEM</b> .....	<b>19</b>
<b>LANDSCAPE AND SITE DRAINAGE</b>	<b>9</b>	<i>Heating Systems</i> .....	<b>19</b>
<i>Slope and Drainage</i> .....	<b>9</b>	<i>Furnace</i> .....	<b>19</b>
<i>Landscape Comments</i> .....	<b>9</b>	<i>Heating system Comments</i> .....	<b>19</b>
<b>ROOF SYSTEM</b> .....	<b>10</b>	<b>AIR CONDITIONING SYSTEMS</b> ..	<b>19</b>
<i>Roof Covering</i> .....	<b>10</b>	<i>System Description</i> .....	<b>19</b>
<i>Flashing</i> .....	<b>10</b>	<i>Air conditioning comments:</i> .....	<b>19</b>
<i>Chimneys</i> .....	<b>10</b>	<b>INTERIOR LIVING SPACE</b> .....	<b>20</b>
<i>Gutters and Downspouts</i> .....	<b>10</b>	<i>General comments</i> .....	<b>20</b>
<i>Skylights</i> .....	<b>10</b>	<i>Kitchen</i> .....	<b>20</b>
<i>Other Penetrations</i> .....	<b>10</b>	<i>Kitchen Comments:</i> .....	<b>20</b>
<i>Roof Ventilation</i> .....	<b>10</b>	<i>Bedroom1 master</i> .....	<b>20</b>
<i>Attic</i> .....	<b>10</b>	<i>Bedroom2, 3, 4</i> .....	<b>20</b>
<i>Roof Comments</i> .....	<b>11</b>	<i>Room Interior living room</i> .....	<b>21</b>
<b>STRUCTURAL SYSTEM</b> .....	<b>14</b>	<i>Room Interior dining room</i> .....	<b>21</b>
<i>Foundation</i> .....	<b>14</b>	<b>BATHROOMS AND LAUNDRY</b> .....	<b>22</b>
<i>Floor Structure</i> .....	<b>14</b>	<i>Bathrooms</i> .....	<b>22</b>
<i>Wall Structure</i> .....	<b>14</b>	<i>Bathroom 1</i> .....	<b>22</b>
<i>Columns and Supports</i> .....	<b>14</b>	<i>Bathroom 2</i> .....	<b>22</b>
<i>Comments:</i> .....	<b>14</b>	<i>Bathroom 3</i> .....	<b>22</b>
<b>BASEMENT AND CRAWLSPACE</b> ..	<b>14</b>	<i>Laundry Area</i> .....	<b>23</b>
<i>Basement Comments:</i> .....	<b>14</b>	<b>FIREPLACES AND SOLID FUEL</b>	
<b>PLUMBING SYSTEM</b> .....	<b>15</b>	<b>BURNING APPLIANCES</b> .....	<b>23</b>
<i>Drain, Waste, and Venting</i> .....	<b>15</b>	<b>GARAGE</b> .....	<b>23</b>
<i>Water supply</i> .....	<b>15</b>	<i>Condition Comments</i> .....	<b>23</b>
<i>Fuel</i> .....	<b>15</b>		

## GENERAL INFORMATION

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### *Inspection Address*

<b>Street:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Zip:</b>	

### *Client Information*

<b>Name:</b>	
<b>Address:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Zip:</b>	
<b>Home#:</b>	
<b>Cell#:</b>	
<b>Email:</b>	
<b>Release:</b>	
<b>Additional Email</b>	
<b>Delivery:</b>	

### *Inspection Details*

<b>Inspection Date:</b>	05-02-06
<b>Start time:</b>	10am
<b>Finish time:</b>	1:15pm
<b>Temperature:</b>	60's
<b>Weather Conditions:</b>	Cloudy, breezy
<b>Report Delivered:</b>	05-03-06
<b>Fee Paid:</b>	\$300 Personal check #4043
<b>Parties present:</b>	Buyers

### *Building Details*

<b>Style:</b>	Single family 2 story
<b>Approximate Age:</b>	2005
<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	2.5
<b>Basement:</b>	Full unfinished
<b>Outbuildings:</b>	Na
<b>Approximate Sq Ft:</b>	2300
<b>Sale Price:</b>	
<b>MLS#</b>	
<b>Occupied:</b>	Yes
<b>Entrance Faces:</b>	West

## PURPOSE AND SCOPE

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This report describes condition concerns observed during an onsite inspection. For more information on observed conditions in this report please call me as soon as possible after receiving this report. You will receive a final copy of your report on CD in a few days. Please refer to the Wisconsin's "Standards and Practices" for definition of the purpose and scope of a home inspection. This report is property of Dedicated home Services and the Client named above. No other parties are privileged to, or can rely on the information in this report in whole or in part.

This inspection report and its contents are bound by the terms agreed upon in the "Inspection Agreement" signed prior to the onsite report. The delivery of this report fulfills all the requirements and terms detailed in the agreement.

The inspector is not required to test or evaluate certain items. These excluded items are detailed by Wisconsin Dept. of Regulations and Licensing, "Standards and Practices".

I strive to report on and detail as many concerns in the onsite inspection and the written report. I am of course human. I cannot see thru walls or report on problems that are hidden concealed or considered to be latent defects. I may also mention certain items during the onsite inspection but fail to revisit them in the written report. I am also subject to simple clerical error. I reserve the right to re-inspect and or offer addendums to this report if necessary.

I take an average of 100 photos on each inspection. These photos are to both document and reference areas of concern and general circumstances observed during the inspection. I include several of these photos within the report at lower quality to illustrate an area of concern. The additional photos are contained in their original high resolution quality on the CD you will receive. These photos may contain additional examples of what is explained or show with more clarity. If you have any questions about a photo please call for clarification.

Please read the report and refer to the publications I provide for additional information

## GENERAL COMMENTS

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This home was constructed less than a year ago and was occupied. The owner's belongings can obscure some defects or signs of defects. With new construction it may take some time for signs of problems to exhibit themselves.

## EXTERIOR

<b><i>Building Exterior</i></b>	
<b>Siding Material:</b>	Vinyl, Brick
<b>Wall Trim:</b>	Vinyl
<b><i>Windows and Doors</i></b>	
<b>Window type:</b>	Double hung double insulated vinyl
<b>Material:</b>	Vinyl
<b>Door Type:</b>	Clad
<b>Material:</b>	Aluminum
<b><i>Eaves, Soffits, and Fascias</i></b>	
<b>Type:</b>	Vented
<b>Material:</b>	Aluminum
<b><i>Driveway and sidewalks</i></b>	
<b>Driveway Material:</b>	Concrete
<b>Sidewalk Material:</b>	Concrete
<b>Flatwork Material:</b>	NA

### ***Exterior Comments***

1. I noted several areas around windows that need some caulking and maintenance. Caulk and paint as needed to prevent water damage.
2. The patio door on the rear of the home has a ledger board and temporary railing. The ledger will need additional flashing and anchors when adding a permanent deck.
3. The brick veneer on the front of the home had several rope wicks protruding from the brick that will need to be trimmed. There was a gap on the north edge upper section that should also be filled to prevent water and insects from entering.



Caulk wood trim



Caulk around windows



Deck ledger needs flashing and additional anchors



Discoloration on several wood trimmed windows.



Caulk around windows



Loose outlet in entrance area



Fill gaps



Caulk needed



Ropes need trimming



Wasp nest

## LANDSCAPE AND SITE DRAINAGE

### *Slope and Drainage*

<b>Direction of Lot Slope:</b>	Slopes away from the home on all sides, towards the rear
<b>Downspouts Drain:</b>	Onto grade
<b>Swales/Ditches:</b>	Na
<b>Retaining walls:</b>	Na

### *Landscape Comments*

1. The home had a very sparse lawn and the soil was very soft around the foundation. As with most new homes there will be settling around the foundation and else ware in the lawn as the soil settles. Fill any depressions around the foundation and be sure to maintain a slope away from the foundation to direct surface water away.



Sparse lawn

Exposed soil and settling in several areas

## ROOF SYSTEM

<b>Roof Covering</b>	
<b>Roof Inspected:</b>	Walked on surface
<b>Roofing Materials:</b>	Composite asphalt fiberglass
<b>Estimated life:</b>	New, Ask builder for warranty info
<b>Flashing</b>	
<b>Flashing Type:</b>	Metal
<b>Flashing Locations:</b>	Drip edge
<b>Chimneys</b>	
<b>Chimneys Type:</b>	Metal , hot water heater vent
<b>Flue type:</b>	Double wall insulated
<b>Flashing:</b>	Integral collar
<b>Gutters and Downspouts</b>	
<b>Type:</b>	Aluminum
<b>Skylights</b>	
<b>Type:</b>	Na
<b>Location:</b>	Na
<b>Flashing:</b>	Na
<b>Other Penetrations</b>	
<b>Type:</b>	Plumbing vent, roof vents
<b>Location:</b>	Rear gable
<b>Roof Ventilation</b>	
<b>Type:</b>	Roof vent pods, soffit
<b>Location:</b>	Upper main
<b>Attic</b>	
<b>Access Locations:</b>	master bedroom closet, garage
<b>Observation:</b>	From scuttle, entered attic
<b>Insulation Type:</b>	Blown loose fiberglass
<b>Insulation Measure:</b>	12-14 inches
<b>Approximate R-Value:</b>	R27-31
<b>Ventilation Type:</b>	Soffit and roof vent

**Roof Comments**

1. The roof exhibited several signs of sloppy workmanship. The edges and valley cuts were jagged and there was nails and debris on the roof and in the gutters. There was one complete shingle missing and several others that were not laying flat. There were some staples exposed and others that were not driven to proper depth or have backed out. The roof had no underlayment installed. Typically tar paper is used and acts as a second line of defense for leakage and acts as a release to prevent shingles from adhering to plywood deck. The wood and shingles expand and contract at different rates and if there is no release underlayment it can shorten the life of the roof covering. Many shingle manufacturers void the warranty if no underlayment is used. The roof was stapled rather than using roofing nails. This method of attachment is not the preferred method by most manufacturer standards and may void warranties of some manufacturers. Have the shingle replaced immediately and have a roofer examine the roof and repair any popped staples. Check the manufacturer's specifications for installation and warranty. Because of lack of underlayment the roof covering will likely need to be removed and replaced.
2. A truss cord was damaged in the attic and will need to be replaced.
3. One gutter had some standing water and appeared to be pitched incorrectly. The water was only 1/2" deep and a minor concern.





Several shingles not sealed, staples popped



Loose shingles, sloppy cuts



Improperly pitched gutter



Popped staple



Missing shingle



Leakage can occur, no underlayment



Truss cord was damaged and will need to be replaced.

## STRUCTURAL SYSTEM

<b>Foundation</b>	
<b>Type:</b>	Poured concrete
<b>Floor Structure</b>	
<b>Floor framing:</b>	Engineered I joists
<b>Sheathing:</b>	OSB
<b>Wall Structure</b>	
<b>Wall framing:</b>	2x4
<b>Sheathing:</b>	Not visible
<b>Columns and Supports</b>	
<b>Material:</b>	Steel
<b>Location:</b>	Center support in basement

### **Comments:**

1. A truss cord in the attic was damaged and will need to be replaced.

## BASEMENT AND CRAWLSPACE

<b>Type:</b>	Full/ unfinished
<b>Ventilation:</b>	Na
<b>Access:</b>	Stairs from interior
<b>Wall coverings:</b>	Unfinished concrete
<b>Floor coverings:</b>	Concrete
<b>Drainage:</b>	Yes floor drain near furnace

### **Basement Comments:**

1. Minor cracks were noted in the foundation. None were large enough to be of concern, caulk and monitor for future movement.

## PLUMBING SYSTEM

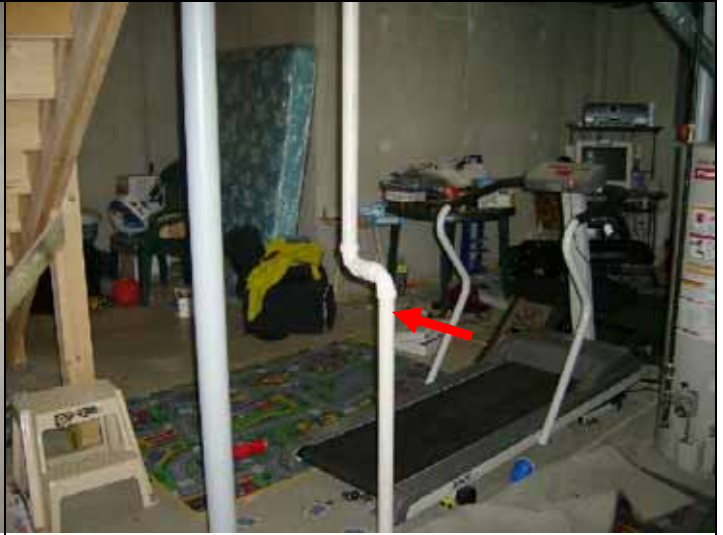
<b><i>Drain, Waste, and Venting</i></b>	
<b>Drain Material:</b>	PVC
<b>Septic type:</b>	Municipal
<b>Cleanout:</b>	Yes
<b><i>Water supply</i></b>	
<b>Supply material:</b>	Plastic main/ copper trunk line and distributive lines
<b>Source:</b>	Municipal
<b>Main shut off:</b>	Yes at meter
<b>Storage Tank:</b>	Na
<b><i>Fuel</i></b>	
<b>Supply material:</b>	Black pipe
<b>Source:</b>	Municipal
<b>Main shut off:</b>	Yes at meter
<b>Storage:</b>	No
<b><i>Hot Water Heater</i></b>	
<b>Type:</b>	Tank/AO Smith
<b>Energy source:</b>	Natural gas
<b>Capacity:</b>	40 Gallons
<b>Venting:</b>	Galvanized flue double wall
<b>Approx. Age:</b>	2005
<b><i>Sump Pump</i></b>	
<b>Type:</b>	Open crock
<b>Tested:</b>	Operated ok

### ***Plumbing Comments:***

1. The water softener installation left the water main inadequately supported. If not properly supported the joints can fatigue and fail causing leakage and water damage to basement contents.
2. There were several waste pipes in the basement that were poorly supported. If these pipes were stuck they can break off at floor and be difficult to repair. Add protective supports to prevent damage.



Water softener pipes need additional support



Waste pipes subject to damage.



Additional support needed

## ELECTRICAL SYSTEM

<b><i>Service Entry</i></b>	
<b>Drop Type:</b>	Underground
<b>Entry Conductor:</b>	Aluminum
<b>Voltage/Amperage:</b>	220v 200amp
<b>Meter Location:</b>	North side of home
<b>Ground Conductor:</b>	Copper
<b>Ground Location:</b>	Not visible
<b><i>Main Disconnect</i></b>	
<b>Type:</b>	Meter
<b>Amperage Rating:</b>	200amp
<b>Location:</b>	North side of home
<b><i>Main Panel</i></b>	
<b>Location:</b>	Basement
<b>Panel Style:</b>	Breaker
<b>Amperage Rating:</b>	200 amp
<b>Voltage Rating:</b>	220v
<b><i>Distribution Wiring</i></b>	
<b>Wiring Type:</b>	NM copper
<b><i>Sub Panel</i></b>	
<b>Location:</b>	Na
<b>Amperage Rating:</b>	Na
<b><i>Smoke Alarm Detectors</i></b>	
<b>Smoke Alarms:</b>	Yes electrical w/ battery backup all interconnected
<b>Carbon monoxide:</b>	Na
<b><i>Ground fault circuit interrupters (GFCI)</i></b>	
<b>Required Location:</b>	Kitchen, Bathrooms, Basement, Laundry, Garage, Exterior, moist areas
<b>Found Locations:</b>	Kitchen, Bathrooms, Basement, Garage, Exterior

### ***Electrical system Comments***

1. Testing a sample amount of outlets revealed an inconsistent voltage drop under load. When a 15-amp load was applied to the circuit the line voltage dropped 8-12.5% any voltage drops over 5% are considered out of acceptable range per manufactures standards. The most common causes for this are excessive length of the wire in the circuit or poor connections. The connections most often responsible are push-in type receptacles. This wiring method (also called speed wiring) is acceptable by NEC code, but often results in poor connections. The solution to this is using the screw type terminals for a better connection. This condition needs to be further evaluated by a qualified electrician to determine the quality of connections.

2. Wiring in garage is exposed and subject to physical damage. The wiring should be covered or run in conduit.
3. The exterior outlet in the entrance area was loose.



12.5% voltage drop



Exposed wiring in garage

## HEATING SYSTEM

<b>Heating Systems</b>	
<b>Type of Heating System:</b>	Natural gas forced air high efficiency
<b>Heating System Location:</b>	Basement
<b>Venting:</b>	Direct vent PVC
<b>Ducting, Supply Air:</b>	Galvanized metal
<b>Ducting, Return Air:</b>	Galvanized metal
<b>Controls:</b>	Thermostat
<b>Fuel Source, Location:</b>	Municipal
<b>Fuel Piping:</b>	Black pipe
<b>Furnace</b>	
<b>Make:</b>	Carrier
<b>Model:</b>	58MCA080-12
<b>BTU:</b>	74,000/ 80,000
<b>Serial:</b>	4804A10619
<b>Approximate age:</b>	2004
<b>Last Service Date:</b>	Na
<b>Filtration:</b>	paper media

### **Heating system Comments**

1. The heat recovery ventilator and furnace fresh air intake can be optimized for better performance and energy savings by integrating the controls with the furnace and humidifier. The filter currently used is of minimal performance, other options offer better air filtration for equipment and air quality. Seek advice of HVAC technician for recommendations.

## AIR CONDITIONING SYSTEMS

<b>System Description</b>	
<b>Energy source:</b>	Electric
<b>Approximate age:</b>	2004
<b>Disconnect:</b>	Adjacent to unit
<b>Location:</b>	East side of home
<b>Controls:</b>	Thermostat
<b>Make:</b>	Carrier
<b>Model:</b>	38EK036350
<b>Serial:</b>	4404E35142

### **Air conditioning comments:**

1. No concerns noted.
2. Have the system checked by a HVAC technician to measure refrigerant levels and general service.

## INTERIOR LIVING SPACE

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### **General comments**

1. The floors in the home squeaked in several areas. I was unable to determine the cause of the squeaks. This can indicate poor attachment of sub floor and framing members. Very little can be done to alleviate this without removal of floor coverings.
2. There was a crack over the stairwell in the foyer. This should be repaired and evaluated to determine if structural problems exist. It is common to have some drywall joints fail while the building materials dry and settle. This did not photograph well.
3. Other minor blemishes to the drywall were noted but only cosmetic in appearance, touch up and repair as needed.

<b>Kitchen</b>	
<b>Wall covering:</b>	Painted drywall
<b>Floor covering:</b>	Linoleum
<b>Ceiling covering:</b>	Painted drywall
<b>Countertops:</b>	Laminate
<b>Cabinetry:</b>	Wood
<b>Plumbing fixture:</b>	SS-steel sink
<b>Heat source:</b>	Noted
<b>Ventilation:</b>	Windows
<b>Lighting:</b>	General and task
<b>GFCIs:</b>	Yes tested ok
<b>Smoke alarm:</b>	No

### **Kitchen Comments:**

1. The sink needed minor caulking.

<b>Bedroom1 master</b>	
<b>Wall Coverings:</b>	Painted drywall
<b>Floor Coverings:</b>	Carpet
<b>Ceiling Covering:</b>	Painted drywall
<b>Doors:</b>	Wood panel
<b>Windows:</b>	Vinyl double hung with integral screens
<b>Smoke Alarm:</b>	Yes
<b>Heat Source:</b>	Noted

### **Bedroom1Comments:**

1. No concerns noted.

<b>Bedroom2, 3, 4</b>	
<b>Wall Coverings:</b>	Painted drywall
<b>Floor Coverings:</b>	Carpet
<b>Ceiling Covering:</b>	Painted drywall
<b>Doors:</b>	Wood panel
<b>Windows:</b>	Vinyl double hung with integral screens

<b>Smoke Alarm:</b>	Yes
<b>Heat Source:</b>	Noted

**Bedroom Comments:**

1. No concerns noted.

<b>Room Interior living room</b>	
<b>Wall Coverings:</b>	Painted drywall
<b>Floor Coverings:</b>	Carpet
<b>Ceiling Covering:</b>	Painted drywall
<b>Doors:</b>	Wood panel
<b>Windows:</b>	Vinyl double hung with integral screens
<b>Smoke Alarm:</b>	Yes
<b>Heat Source:</b>	Noted

**Comments:**

1. No concerns noted.

<b>Room Interior dinning room</b>	
<b>Wall Coverings:</b>	Painted drywall
<b>Floor Coverings:</b>	Carpet
<b>Ceiling Covering:</b>	Painted drywall
<b>Doors:</b>	Wood panel
<b>Windows:</b>	Vinyl double hung with integral screens
<b>Smoke Alarm:</b>	Yes
<b>Heat Source:</b>	Noted

**Comments:**

1. No concerns noted.

## BATHROOMS AND LAUNDRY

### **Bathrooms**

**Number of Bathrooms:** 2.5

### **Bathroom 1**

<b>Location:</b>	2 <sup>nd</sup> floor main
<b>Ventilation:</b>	Yes ceiling fan
<b>Wall covering:</b>	Painted drywall
<b>Floor covering:</b>	Linoleum
<b>GFCIs:</b>	Yes/ tested ok
<b>Shower material:</b>	Fiberglass 1pc surround
<b>Tub Material:</b>	Fiberglass 1pc surround
<b>Sink and counter:</b>	1 pc composite bowl top and bowl
<b>Heat source:</b>	Noted

### **Bathroom 1 Comments:**

1. No concerns noted.

### **Bathroom 2**

<b>Location:</b>	2 <sup>nd</sup> floor master
<b>Ventilation:</b>	Yes ceiling fan
<b>Wall covering:</b>	Painted drywall
<b>Floor covering:</b>	Linoleum
<b>GFCIs:</b>	Yes/ tested ok
<b>Shower material:</b>	Fiberglass 1pc surround
<b>Tub Material:</b>	NA
<b>Sink and counter:</b>	1 pc composite top and bowl
<b>Heat source:</b>	Noted

### **Bathroom 2 Comments:**

1. No concerns noted.

### **Bathroom 3**

<b>Location:</b>	1st floor half bath
<b>Ventilation:</b>	Yes ceiling fan
<b>Wall covering:</b>	Painted drywall
<b>Floor covering:</b>	Linoleum
<b>GFCI's:</b>	Yes/ tested ok
<b>Shower material:</b>	NA
<b>Tub Material:</b>	NA
<b>Sink and counter:</b>	1 pc composite top and bowl
<b>Heat source:</b>	Noted

### **Bathroom 3 Comments:**

1. No concerns noted.

### **Laundry Area**

<b>Location:</b>	1 <sup>st</sup> floor near kitchen
<b>Ventilation:</b>	Na
<b>Wall covering:</b>	Painted drywall
<b>Floor covering:</b>	Linoleum
<b>GFCIs:</b>	Yes tested ok
<b>Sink and counter:</b>	Na
<b>Heat source:</b>	noted

### **Laundry Comments:**

1. Change existing black washer hoses to SS-steel braided type. These are better protected against bursting which is common with factory black rubber hoses.

## **FIREPLACES AND SOLID FUEL BURNING APPLIANCES**

<b>Fireplace Type:</b>	Natural gas insert
<b>Location:</b>	Living room
<b>Fuel Type:</b>	Natural gas
<b>Air supply:</b>	Exterior air
<b>Exhaust Venting:</b>	Double wall metal vent pipe discharge through wall

### **Fireplace Comments**

1. Minor cracks around the insert where it contacts the brick were noted. These are cosmetic and of little concern but a masonry caulk can be used to improve appearances.

## **GARAGE**

<b>Structure type:</b>	Attached 3 car
<b>Electrical service:</b>	Supplied by house
<b>GFCIs:</b>	Yes tested ok
<b>Foundation:</b>	Concrete slab
<b>Siding:</b>	Same as house
<b>Windows:</b>	Same as house
<b>Lighting:</b>	General
<b>Roof:</b>	Same as house
<b>Drainage:</b>	No
<b>Interior walls:</b>	Open framing and drywall
<b>Interior ceiling:</b>	5/8 drywall
<b>Floor:</b>	Concrete
<b>Insulation:</b>	Not visible
<b>Fire Wall:</b>	Yes
<b>Fire Door:</b>	Yes
<b>Service door:</b>	No
<b>Overhead door:</b>	Yes panel
<b>Opener:</b>	Yes, with optical reverse

### **Condition Comments**

1. The wiring in garage should be covered to prevent physical damage to wires.