



Hankey & Brown Inspection Srv. Inc.
 Members of ASHI 11833 Thornhill Rd, Eden Prairie, MN 55344-3274
 Business Phone: 952-829-0044
 Fax: 952-941-8023 www.hankeyandbrown.com
 E-Mail: rhankey@hankeyandbrown.com

INSPECTION REPORT

Inspector: Roger Hankey, ASHI #269

Property: 8516 Coventry St. Sample report, Eden Prairie, MN 55347

11/30/07

Client: *Leland Smartman*
 10123 Meadow Ln
 Eden Prairie, MN 55347

Lakeshore:
 Manufactured:

Area: *Suburb*
 Building Type: *Single Family*
 Year Built: *1983*
 Levels: *2*
 Street Surface: *Paved*
 Street Type: *Residential*

Garage: *Attached 2 car*
 Space Below Grade: *Basement*
 Soil Condition: *Damp*
 Sky: *Overcast*
 Precipitation: *None*
 Temperature: *33*
 Start Time: *1:00 PM*

Client Present:
 Owner Present:
 Agent Present:
 Occupied:
 Water On:
 Electric On:
 Gas On:

INSPECTION SCOPE & LIMITATIONS

This inspection is based on the Standards of Practice of the American Society of Home Inspectors®. The inspection is subject to the terms and limitations listed in the Inspection Agreement and Scope of Inspection. Exceeding any aspect of the Standards and/or Scope does not create a duty to exceed any other aspect of the Standards and/or Scope.

Hankey & Brown Insp. Srv. and the inspector assume no liability for damages or the cost of repairs to equipment or buildings. NO warranty is expressed or implied. We reserve the right to revise the report within 48 hours of the inspection. See glossary for definition of terms. Terms marked * have condensed definitions below.

This non-transferable report is for the sole use of the client. Hankey & Brown Insp. Srv. and the inspector assume no liability to third parties in connection with the inspection and Report. Our role is to find and report items which may need correction. Buyers, sellers, and real estate agents should decide if any corrections are to be made, when to do them, and which parties shall be responsible for any corrections.

Condition	Definition
IMMEDIATE ATTN	*Adverse condition needing Immediate Attention. Have the item examined & addressed by a Qualified party ASAP for any necessary modifications or corrections
ADVERSE COND.	*Producing a detrimental effect or impairing the normal function or operation of systems or components, or not consistent with generally accepted practice.
COMMENT	Remark explains an item or situation. Further examination may be needed. Also used for inspected items that are near the end of their service life.
INSPECTED	The System or Component was examined in accordance with the Scope of the Inspection and no ADVERSE CONDITIONS were observed.
NOT APPLICABLE	NOT PRESENT or outside the scope of the inspection.
NOT INSPECTED	Not examined. Reason not examined & recommendations, if any, are stated in report.*
MAINTAIN	Address the condition as part of routine scheduled maintenance.

SUMMARY

INTRODUCTION - READ THIS FIRST - IMPORTANT CLIENT RESPONSIBILITIES

Nearly all buildings have some items which should be repaired or corrected. This building is no exception. Adverse Conditions listed in this report are correctable unless otherwise reported. Please refer to the Description of Home Inspection Services and the Glossary of Terms included with this report. Hankey & Brown Insp. Srv. is not a party to any contract between the client and any other parties. We cannot and will not provide any advice or direction pertaining to the use of any information contained in any Inspection Reports with regard to any such contracts, negotiations, or agreements. Our role is limited to inspecting and reporting the condition of the property.

Therefore, when inspections and/or Inspection Reports are being used by Clients pursuant to or as part of real estate purchase transactions, it is recommended that Clients review their inspection and Inspection Report with their real estate agents, attorneys, or other legal representatives as soon as possible after the inspection to discuss any concerns they have based on the information contained in the Inspection Report with regard to any such contracts, negotiations, or agreements between Clients and any third parties.

Failure to act on the findings of this report can have adverse consequences for you. Certain repairs, modifications, or improvements may require building permits. The local inspection department can provide more information on permits. We do not determine whether or not the systems and components inspected meet prior or present codes or regulations.

Corrections listed are recommendations, not requirements.

Thank you for choosing Hankey & Brown Inspection Service, Inc. www.hankeyandbrown.com
Free online home maintenance info is available at www.managemyhome.com

Adverse Conditions - Listed by rating & report order. READ ENTIRE REPORT

Summary of Items Rated IMMEDIATE ATTN

2.5	Porches, Decks	Deck railing loose at porch side of rail alongside stairs. Improve railing to reduce the potential for falls. ADVERSE CONDITION: Most joist hangers for deck joists are missing at least one nail. Add proper nails to have hanger develop full strength.
2.17	Garage Door Opener(s)	Opener failed to auto reverse on impact. Adjust opener Test monthly on 2" wood block. Lacks "light beam" reversing sensor. Add sensor
4.9	Outlets/Switches	Outlet for microwave is not installed in a box. Properly install outlet over microwave.
6.13	Toilets	2nd fl. hall bathroom toilet was supply shut off, one bolt missing in bottom of tank. Have bolt, gasket and nut replaced so that the toilet can be put back into use.
7.14	Range/Oven	No anti-tip device on stove See tag on oven door. Add anti-tip device to reduce the potential for child injury. COMMENT: Cooking performance not tested, not part of this inspection





Summary of Items Rated ADVERSE COND.

1.6	Chimney(s)	Extensive deterioration of mortar cap. Replace cap ASAP to reduce the potential for damage to the masonry.
1.9	Downspouts	Some extensions off. Keep them on. Spout discharges to roof. Extend to gutter or ground.
2.7	Soffit, Fascia, & Trim	Small area of decay in trim at bottom of N. porch wall. Replace decayed trim.
2.8	Exterior Wall Coverings	Diagonal cut siding touches garage roof. Water damaged. Cut to provide 1" -2" gap & paint cut edge. Also see downspouts.
2.10	Windows, exter.	Decayed sash and sill at right front lower bay window. Repair or

- replace window.
- 2.11 Storms & Screens Some torn screens, some missing lift tabs. (interior). Repair screens. Recommend screens OFF for winter to reduce the potential for condensation.
- 2.15 Exterior Doors Decay in threshold strip on lower patio door. Replace threshold strip.
- 3.15 Attic Insulation/Vapor barrier - See utility co. for energy audit
Less than R-38. Add insulation. ELECTIVE MODIFICATION Correct air leaks & add insulation PRIOR to new furnace. Ceiling vapor barriers are typically buried by insulation, and not viewed. If you'll own this house more than 3 years, an energy audit (blower door & infrared scan) is advised to find ways to save heating & cooling \$\$.
- 6.8 Water Heater Venting
Oversized vent and vent not connected to draft hood. Properly install water heater vent.
- 6.11 Kitchen Sink Improper configuration of trap and drain "siphon leg" Properly configure the drain.
- 6.16 Outdoor Faucet Rear faucet hose threads and vacuum breaker missing Replace rear hose faucet. Not frost free, shut down & drain in late fall. Not tested due to cold weather.
- 6.17 Plumbing Vents in Attic - See Ice dams & Attic Bypass on CD.
Pre-1985 houses leak air into attic at plumbing vents (a heat loss & cause of ice dams in snowy winters) Seal air leaks.
- 7.7 Windows/skylights Several damaged cranks and hardware. Repair or replace window cranks. COMMENT: Representative sample of windows were checked and operated. Check ALL windows for operation
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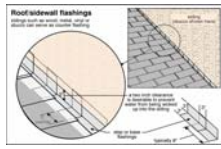


System: 1 **ROOFING, FLASHING, CHIMNEYS**

Free Home Maintenance info available from www.managemyhome.com (with Sears ads)

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
1. 1.00 Roofing Slope & Style	Medium hip		INSPECTED
1. 2.00 Roof Visibility/viewed from		All/ On roof	
1. 3.00 Sloped Roof	Asphalt shingles	Algae stains on N. slope of porch. Consider adding a zinc or copper strip along the ridge to deter algae growth. Unless otherwise reported, this inspection does not determine if an adequate # of roofing fasteners were used.	COMMENT
1. 4.00 Flat or low sloped roof			NOT APPLICABLE
1. 5.00 Flashings & Valleys	Metal Rubber collars on plumbing	see Exterior Slightly loose flashings at chimney. Have flashings touched up. See garage ceiling.	MAINTAIN
1. 6.00 Chimney(s)	Masonry	Extensive deterioration of mortar cap. Replace cap ASAP to reduce the potential for damage to the masonry.	ADVERSE COND.
			
1. 7.00 Gas Vent	Metal	photo of chimney cap	INSPECTED
			
1. 8.00 Gutters	Seamless metal	Downspout drawing.	INSPECTED
			
1. 9.00 Downspouts	Metal	Some extensions off. Keep them on. Spout discharges to roof. Extend to gutter or ground.	ADVERSE COND.
			
1. 10.00 Garage Roof structure	Trusses Plywood	Interior stains alongside chimney. See flashings.	COMMENT
1. 11.00 Garage Roofing	Same as house	Same as house	INSPECTED

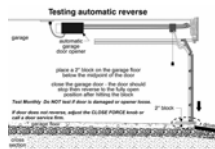
System: **2 EXTERIOR**

See PHM p. 40-49

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
2. 1.00	Drainage, Grade, Slope <i>Limited to Influence on building</i>	<i>See gutters & downspouts.</i>	COMMENT
2. 2.00	Shrubs & Trees <i>Limited to Influence on building systems</i>		INSPECTED
2. 3.00	Walks <i>Concrete</i>		INSPECTED
2. 4.00	Driveway(s) <i>Asphalt</i>		INSPECTED
2. 5.00	Porches, Decks <i>Enclosed porch Wood deck with railing Bolted ledger.</i>	<i>Deck railing loose at porch side of rail alongside stairs. Improve railing to reduce the potential for falls. ADVERSE CONDITION: Most joist hangers for deck joists are missing at least one nail. Add proper nails to have hanger develop full strength.</i>	IMMEDIATE ATTN
2. 6.00	Patios <i>Concrete</i>		INSPECTED
2. 7.00	Soffit, Fascia, & Trim <i>Plywood Wood Wood</i>	<i>Small area of decay in trim at bottom of N. porch wall. Replace decayed trim.</i>	ADVERSE COND.
			
2. 8.00	Exterior Wall Coverings <i>Brick veneer Plywood panels</i>	<i>Diagonal cut siding touches garage roof. Water damaged. Cut to provide 1" -2" gap & paint cut edge. Also see downspouts.</i>	ADVERSE COND.
			
2. 9.00	Foundation Walls, exter. <i>Concrete block</i>	<i>photo of siding touching garage roof</i>	INSPECTED
			
2. 10.00	Windows, exter. <i>Wood Casement Insulated glass</i>	<i>Decayed sash and sill at right front lower bay window. Repair or replace window.</i>	ADVERSE COND.
			
2. 11.00	Storms & Screens	<i>Some torn screens, some missing lift tabs. (interior). Repair screens. Recommend screens OFF for winter to reduce the potential for condensation.</i>	ADVERSE COND.



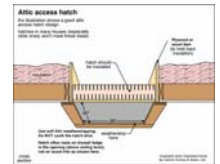
2. 12.00 Basement Wind. & W. wells Same as other windows	INSPECTED
2. 13.00 Caulking, exter. <i>Caulk is often NOT the main barrier for water intrusion at joints. We view a representative sample of accessible areas for missing, worn, or excessive caulk. Joints are often covered by other materials. Also see flashings.</i>	COMMENT
2. 14.00 Stoops & Stairs Concrete Wood <i>photo of rear hose bibb.</i>	INSPECTED
2. 15.00 Exterior Doors Wood <i>Decay in threshold strip on lower patio door. Replace threshold strip.</i>	ADVERSE COND.
2. 16.00 Overhead Gar. Door(s) Metal one door	INSPECTED
2. 17.00 Garage Door Opener(s) <i>Opener failed to auto reverse on impact. Adjust opener Test monthly on 2" wood block. Lacks "light beam" reversing sensor. Add sensor</i>	IMMEDIATE ATTN
2. 18.00 Gar. Serv. Door/Window Wood Door	INSPECTED
2. 19.00 Gar. Walls/Fnd./Fire Separ. Frame	INSPECTED
2. 20.00 Garage Floor concrete slab, parts covered	INSPECTED
2. 21.00 Retaining Walls Timber	INSPECTED



System: **3** **STRUCTURE**

Items viewed in unfinished areas only.

<u>Item</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
<u>Materials or Type</u>		
3. 1.00 Type, view of crawl <i>Full basement</i>	<i>Partly finished basement, structure viewed in unfinished areas only.</i>	
3. 2.00 Foundation walls, int.	<i>Covered by interior finish.</i>	NOT INSPECTED
3. 3.00 Floor (lowest level)	Concrete	INSPECTED
3. 4.00 Exposed Beams <i>Steel</i>	<i>Viewed in unfinished areas only.</i>	COMMENT
3. 5.00 Posts/Columns <i>Metal posts</i>	<i>Viewed in unfinished areas only.</i>	COMMENT
3. 6.00 Bsmt. Stairs & Railings <i>Fully enclosed, finished.</i>	wood frame	INSPECTED
3. 7.00 Exposed Floor Frame <i>Wood joists 16" o.c.</i>	where accessible <i>Viewed in unfinished areas only.</i>	COMMENT
3. 8.00 Exposed Subfloor <i>Plywood</i>	<i>Viewed in unfinished areas only.</i>	COMMENT
3. 9.00 Excess Moisture	See insulation <i>Finished basements may have hidden dampness behind the finished walls, especially if insulated between the finished wall & foundation. Carefully monitor finished areas.</i>	COMMENT
3. 10.00 Roof Frame	Wood frame trusses	INSPECTED
3. 11.00 Roof Sheathing/ Leaks - Condensation	Plywood	INSPECTED
3. 12.00 Chimney/Vent in Attic <i>Metal vent</i>		INSPECTED
3. 13.00 Radon Advisory	See RadonGuidefromUSEPA on our CD <i>Radon testing being done by others.</i>	
3. 14.00 Attic Access: viewed from <i>Ceiling hatch, ladder at hatch</i>	limited view	ADVERSE COND.
3. 15.00 Attic Insulation/Vapor barrier <i>Loose mineral wool labeled R-30</i>	See utility co. for energy audit <i>Less than R-38. Add insulation. ELECTIVE MODIFICATION Correct air leaks & add insulation PRIOR to new furnace. Ceiling vapor barriers are typically buried by insulation, and not viewed. If you'll own this house more than 3 years, an energy audit (blower door & infrared scan) is advised to find ways to save heating & cooling \$\$.</i>	ADVERSE COND.
3. 16.00 Attic Ventilation	Roof, soffit	INSPECTED
3. 17.00 Insulation other attic areas		NOT APPLICABLE
3. 18.00 Insul. @ Found., Rim., Floor <i>None found accessible</i>	<i>Interior foundation insulation, common in modern homes, can trap and hide moisture problems in the foundation wall and insulation. Check interior insulated basements often for signs of dampness.</i>	NOT INSPECTED
3. 19.00 Exhaust Ducts in Attic		NOT APPLICABLE



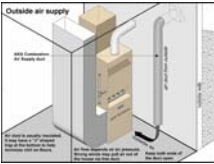
System: **4 ELECTRICAL**

See PHM p. 71-84

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
4. 1.00 Elec. Service Entrance	<i>Underground to conduit</i>		INSPECTED
4. 2.00 Service Size, Panel access	<i>150 amp 120-240 volt</i>	<i>Keep area in front of service panel clear enough to stand in front of panel.</i>	MAINTAIN
4. 3.00 Elect. System Grounding	<i>Water pipe & driven rod</i>		INSPECTED
4. 4.00 Service Panel/Disconnect	<i>Circuit breakers Disconnect in main panel.</i>	Basement <i>Circuit index was not verified. Room for more circuits.</i>	INSPECTED
4. 5.00 Wiring at service panel	<i>Cables Copper Stranded aluminum mains</i>		INSPECTED
4. 6.00 Auxiliary Elec. Panels			NOT APPLICABLE
4. 7.00 Lights/Fixtures/Fans		Run bath fan 2 X length of shower <i>No fans in 2nd fl. baths. Add fans to control moisture. Add timer switch to automate fan.</i>	COMMENT
4. 8.00 Ground Fault Interrupters	<i>GFCI outlets</i>	<i>Test all GFCI receptacles monthly. Power must trip off after pushing TEST button Additional GFCI's advised at wet or ground areas: Kitchen</i>	COMMENT
4. 9.00 Outlets/Switches		<i>Outlet for microwave is not installed in a box. Properly install outlet over microwave.</i>	IMMEDIATE ATTN
4. 10.00 Attic Wiring/Rec. lights		<i>Limited view</i>	COMMENT
4. 11.00 Wiring @ Unfinished Areas	<i>Non-metallic cable (NM)</i>		INSPECTED
4. 12.00 Garage Wiring	<i>Lights GFCI outlet</i>		INSPECTED
4. 13.00 Exterior Electrical	<i>Lights & outlet</i>		INSPECTED

System: 5 HEATING & COOLING

See PHM p. 105-124

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
5. 1.00	Type / Fuel / Age / On? Forced air, gas fired, Approx. age 24 yr	ANNUAL CHECKUP ADVISED. <i>The design of forced air furnaces limits the view of the heat exchanger. This inspection does NOT determine if the heat exchanger is free of cracks or holes. We don't dismantle the furnace. Heating service technicians may be able to test or view the heat exchanger by removal of burners or other dismantling of the furnace.</i>	Yes, operated
5. 2.00	Heating Install./Operation Electronic ignition	See Carbon Monoxide test memo <i>Near the end of normal service life. Replace soon. This make & model of furnace is vulnerable to heat exchanger cracks. If not replaced soon, have furnace dismantled and heat exch. checked for failure.</i>	COMMENT
5. 3.00	Draft Regulator/Air supply Integral draft hood Combustion air duct at furnace		INSPECTED
			
5. 4.00	Combustion Venting Single & double wall metal		COMMENT
5. 5.00	Blower or Pump Direct drive blower	<i>Continuous fan operation is strongly recommended.</i>	COMMENT
5. 6.00	Distribution Ducts/Pipes Sheet metal		INSPECTED
5. 7.00	Furnace Air Filter	<i>Pleated paper type advised. Not 3M due to restricted air flow</i>	COMMENT
5. 8.00	Thermostats & Controls		INSPECTED
5. 9.00	Aux. Heat - Mech. Vent. Electric porch heater		INSPECTED
5. 10.00	Humidifier		NOT APPLICABLE
5. 11.00	Carbon Monoxide Advisory	See www.coexperts.com <i>We believe every home should be equipped with a CO detector. We suggest you obtain a low level digital battery powered model. Carbon Monoxide alarms will be required in ALL Minnesota homes starting Jan. 1, 2008. (unfortunately the requirement is NOT for low level alarms.) UL 2034 alarms - required - are NOT low level alarms.</i>	
5. 12.00	Cooling Type / Age, viewed in Electric split system. est age 12 yr	<i>Too cool to test. Test when air temp is over 65 deg.</i>	Not operated
5. 13.00 A. C.	Installation/Operation	<i>Not tested</i>	COMMENT
5. 14.00	Compressor/Condensor/tubing	<i>Wash off the outdoor coil every summer to remove cottonwood fuzz and dust.</i>	COMMENT

System: **6 PLUMBING**

See PHM p. 85-104

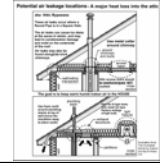
<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
6. 1.00	Water supply, main valve loc.	Bsmt. Public, copper, valve @ meter	INSPECTED
6. 2.00	Water Pipes-Flow	copper	INSPECTED
6. 3.00	Drain/Waste/Vent-Flow Cast iron Plastic PVC	See kitchen sink drain.	COMMENT
6. 4.00	Main Drain Cleanout at base of stack	Bsmt. Buried drains not inspected A video scan of main drain is advised to determine condition of buried drain (sewer). (Remark for all clients)	MAINTAIN
6. 5.00	Floor Drains at furnace		INSPECTED
6. 6.00	Sumps & Pumps Sump, but no pump.	Pit has water near the level of the bottom of the tile. Remove water by bucket and recheck water level next spring. if water level is above drain tile, install a sump pump.	MAINTAIN
6. 7.00	Water Heat. fuel,size, age Gas fired, Approx. age less than 3 months. 50 gal	See Carbon Monoxide test memo	INSPECTED
6. 8.00	Water Heater Venting Metal, to furnace vent	Oversized vent and vent not connected to draft hood. Properly install water heater vent.	ADVERSE COND.
6. 9.00	Water Heater Controls Temp. & Pres. relief, supply	Relief valve not tested	INSPECTED
6. 10.00	Fuel Lines & Main valve Copper & Iron	main valve at furnace	INSPECTED
6. 11.00	Kitchen Sink Stainless steel undermount	Improper configuration of trap and drain "siphon leg" Properly configure the drain.	ADVERSE COND.
			
6. 12.00	Tubs & Showers Ceramic surround		INSPECTED
6. 13.00	Toilets	2nd fl. hall bathroom toilet was supply shut off, one bolt missing in bottom of tank. Have bolt, gasket and nut replaced so that the toilet can be put back into use.	IMMEDIATE ATTN
6. 14.00	Bath basins		INSPECTED
6. 15.00	Laundry Connections H & C, drain, 120v, 240v, vent	1st fl, Washer & dryer not tested. Keep water off to hoses when not in use or install metal clad hoses.	COMMENT
6. 16.00	Outdoor Faucet	Rear faucet hose threads and vacuum breaker missing Replace rear hose faucet. Not frost free, shut down & drain in late fall. Not tested due to cold weather.	ADVERSE COND.
			

6. 17.00 Plumbing Vents in Attic

See Ice dams & Attic Bypass on CD.

ADVERSE COND.

Pre-1985 houses leak air into attic at plumbing vents (a heat loss & cause of ice dams in snowy winters) Seal air leaks.



6. 18.00 Water softener

NOT APPLICABLE

System: 7 INTERIOR & APPLIANCES

See PHM p. 58-68. Cosmetic defects are not reported unless they are signs of water damage, structure movement, etc.

<u>Item</u>	<u>Materials or Type</u>	<u>Unit / Location</u> <u>Remarks</u>	<u>Condition</u>
7. 1.00	Floors, int. Hardwood	carpet	INSPECTED
7. 2.00	Walls, interior	drywall	INSPECTED
7. 3.00	Ceilings, int. Drywall with texture.	See leaks & stains	INSPECTED
7. 4.00	Counters/Cabinets	Wood with stone counters	INSPECTED
7. 5.00	Trim, int.	wood	INSPECTED
7. 6.00	Stairs & Rails wood railings		INSPECTED
7. 7.00	Windows/skylights Casement	Several damaged cranks and hardware. Repair or replace window cranks. COMMENT: Representative sample of windows were checked and operated. Check ALL windows for operation	ADVERSE COND.
7. 8.00	Doors, int.		INSPECTED
7. 9.00	Fireplaces/Woodstoves Masonry fireplace	Wood burning fireplaces can affect the draft of a natural draft furnace or water heater. Install a carbon monoxide detector. Have fireplace & chimney checked by a chimney sweep (inc. flue video scan) BEFORE use.	MAINTAIN
7. 10.00	Leaks/Stains - Interior	stains below 2nd fl. bath. No moisture found beneath bath floors.	COMMENT
7. 11.00	Smoke & CO Detectors - Presence/Location	Not tested for response to smoke Additional detectors IN bedrooms are recommended. We recommend Photoelectric type detectors ONLY. Carbon Monoxide alarms will be required in ALL Minnesota homes starting Jan. 1, 2008.	COMMENT
7. 12.00	Heat Source - & cooling if applic. Air registers	Unless stated otherwise, heating & cooling distribution is NOT checked for balance or uniformity between rooms, levels, etc.	COMMENT
7. 13.00	Microwave(Built in)	Not tested for radiation leakage. COMMENT: See outlets. Cooking performance not tested, not part of this inspection	COMMENT
7. 14.00	Range/Oven Electric Glasstop	No anti-tip device on stove See tag on oven door. Add anti-tip device to reduce the potential for child injury. COMMENT: Cooking performance not tested, not part of this inspection	IMMEDIATE ATTN
7. 15.00	Range Hood Part of microwave Unvented		INSPECTED
7. 16.00	Garbage Disposer	See kitchen sink drain.	INSPECTED



7. 17.00 Dishwasher	<i>Operated in Rinse only. Not part of our ASHI inspection</i>	COMMENT
7. 18.00 Refrigerator <i>Side by side. water dispenser with ice maker</i>	<i>Cooling & Freezing when checked. Not part of our ASHI inspection</i>	COMMENT
7. 19.00 House/Garage Door <i>Metal with self closer</i>	<i>This door is a part of a fire barrier. Keep it closed.</i>	COMMENT
7. 20.00 Attached Garage Warning	<i>Don't warm up a car in an attached garage. Minimize flow of carbon monoxide to house by backing OUT quickly.</i>	
7. 21.00 Other plumbing fixtures		NOT APPLICABLE