

SPECTRO////////

Home Inspections

Property Report



The Right Choice for Inspecting the Unexpected



**CERTIFIED
INSPECTOR**

**Spectro Home Inspections LLC,
Mike Leiden: 440-668-5292
SpectroInspections.com
Spectrohomeinspections@gmail.com**

Client: Joy HomeBuyer
Phone: 555-281-4158
Address: 1106 Hill Ave.
Same City OH 44944
Email: Joy@gmail.com

Date & Time of Request
Day: Monday
Date: 1/7/13
Time: 3:00pm

Property Address: 402 South Sunny Court, Goodtown OH 44355

Intersection: 2nd Ave. East

Home Single Family Condominium Multi-Family Commercial

Estimate Age 47 Years Main Entrance Faces West

Weather Cloudy Exterior Temperature 36F

Other 3 Bedrooms 2 Bathrooms

Disclosure Form Viewed at time of inspection Disclosure Form NOT viewed at time of inspection

Basement Dampness & Basement Wall Repairs

Buyers Agent: Happy Realtor

Phone: 555-256-9745 Email: RealHappy@Yahoo.com

SERVICE PAYMENT RECEIPT

General Home Inspection Fee:-----\$ 335.00

Wood Destroying Insect Inspection Fee:-----\$ 110.00

Radon Testing Fee-----\$ -

Other-----\$ -

Total Fees: -----\$ 435.00

Paid in Full with Check: # 0563

Paid in Full with Cash

Paid in Full with Credit Card Through PayPal

DEFINITIONS

- **Satisfactory** - The item was performing its intended function as of the time and date of the inspection in response to normal use. The item shows typical wear and tear for its age and usage. No immediate visible need for major repairs was noted, if normal maintenance practices are followed.
- **Needs Maintenance** - These are items that need maintenance, repair or possible replacement. The item, although perhaps working at the time of inspection, has indications that long-term service or operation should not be expected. It appears to have exceeded the average service life or nearing poor physical condition at the time of inspection. The item may be capable of being used for an indeterminate time.
- **Not Satisfactory** - The item has either: failed in service, was no longer performing its intended function, significantly impedes the habitability of the home, significantly impedes the operation of its major components and/or systems, or is unsafe or hazardous in its operation or condition and needs immediate attention or replacement.
- **Not Present** - The item was not present in this structure.

Not Inspected – The item was not inspected due to lack of access, weather, blocked from view or some other type of restriction at the time of the inspection.

Visibility Limited – An area that is not accessible or visible due to storage items, furniture, autos, etc. or covered by house finishes.

See Notations - An item that needs additional explanation concerning its condition.

Hazard – Is a safety concern and considered harmful to the occupants due to its presence or absence in the structure. In the inspector's opinion these items should be evaluated and / or corrected by a competent and licensed specialist prior to closing. Repairs are often negotiated between buyer and seller.

Notable Concern – Is a major concern with a condition that either: has a significant detrimental effect on the structure and/or systems or the potential for causing such an effect. The inspector anticipates that the cost of repair or replacement of these items could exceed \$500. In the opinion of the inspector, these items should be addressed prior to closing by a competent licensed contractor that specializes in that trade.

Readily Accessible – Available for inspection without requiring destructive measures, dismantling or moving personal property, or any action that would require risk to persons or property.

Representative Number – a sufficient number to serve as a typical or characteristic example of the item(s) inspected. For multiple identical interior components such as window and electric outlet receptacles, a minimum of one such component per room

Items or components identified as a Notable Concerns, Needs Maintenance, Not Satisfactory, or Hazard, has a moderate to high probability of needing repair, replacement, or correction now or in the immediate future. Any purchase decision about the property inspected that would be affected by the cost of repairs, the buyer should obtain firm contractor quotations for these repairs prior to making any decisions. A minimum of three bids from licensed and competent contractors specializing in that trade should be reviewed prior to authorizing any repair work.

GROUNDS

Grading Low Areas May Pond after Rain / Snowmelt, Raise and Adjust Grading To Drain Down and Away from House Foundation.
^AROUND THE FRONT AND THE WEST SIDES OF THE HOUSE FOUNDATION.

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Walkways Concrete Flagstone Brick Paving Stone
 Cracks Present Trip Hazard Settlement Broken Pads

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Driveway Concrete Asphalt Gravel Brick
 Cracks Present Trip Hazard Settlement Broken Pads Need Replacement

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Window Wells Safety Grid Needed Covers Needed
 Needs Cleaned Tuck Point No Drain Visible
**RECOMMEND CLEAR PLASTIC COVERS OVER THE WINDOW WELLS.*



- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Deck Railings Present Steps Present Needs Coating/Seal

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Patio Concrete Slab Pavers Stamped Concrete Natural Stone
 Cracks Present Trip Hazard Settlement Slopes Down at Foundation
**SEAL THE GAP BETWEEN THE BACK PATIO SLAB AND THE HOUSE FOUNDATION.*

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Porch & Steps Front Side Rear 1 STEP UP
 Masonry Wood Vinyl Enclosed Railings Present

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Retaining Wall Concrete Wood Ties Block
 Out of Plumb More Than One Inch Needs Rebuilt / Repairs

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Cut / Remove Trees and Shrubbery Away from House and Utilities.

**RECOMMEND TO TRIM THE TREES TO LET MORE SUNLIGHT REACH THE ROOF AREAS.
REMOVE THE IVY GROWTH FROM CLIMBING UP THE EAST SIDE OF THE HOUSE.

EXTERIOR

Exterior Doors Steel Wood Fiberglass Vinyl Glass Sliding
 Poor Fit in Frame Needs Paint/Coating Worn / Torn Weather Seal

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Windows & Sky Lights Wood Metal Vinyl Glass Block Fixed
 Double Hung Single Hung Casement Awning Sliding
 Needs Paint/Coating Damaged Weather Seal
 Fogged Glass Needs Caulking Needs Glazing

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory



< BARE WOOD TRIM PRESENT THE BACK LOWER LEVEL WINDOWS.

Exterior Walls Wood Metal Vinyl Masonry Veneer Solid Brick
 Dents Holes Loose Decayed Tuck Point Cracks / Missing Mortar

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Exterior Trim Wood Metal Vinyl Masonry
 Needs Caulking at Joints & Corners Needs Paint/Coating
 Missing Trim Trim/Cover Open Gaps Replace Decayed Trim
^UPPER FASCIA CORNER OVER THE FRONT EXTERIOR LIGHT FIXTURE AREA.



- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Chimneys # 2 Metal Masonry Screened Cap Present
 Cracks in Crown Cracks in Masonry Needs Tuck Pointing
 No Visible Liner Corrosion Present

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Garage / Out Building: Garage Attached Detached
 Carport Out Building Finished Walls Finished Ceilings

Visibility Limited: Storage Autos _____
Door Opener: Tested Not Operating No Safety Reverse Not Present

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Floor Drain Present No Floor Drain Present Floor Cracks Settlement
Structure: Normal for Age Consult Construction Specialist

*HAVE A MASON REPAIR / REPLACE THE LOOSE FOUNDATION BLOCKS BY THE EAST SIDE OF THE GARAGE DOOR OPENING.



Roofing Cover Materials: DIMENSIONAL ASPHALT SHINGLE Approximate Age: 8-10 YEARS

Viewed with Binoculars Viewed from Ladder Walked Roof
Moisture Activity: Past Roof Repairs Dry Stains Moss / Algae Present
 Active Leaks

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

*CLEAN MOSS AND DEBRIS OFF THE ROOF AS NEEDED.

Have Roof System Reviewed by Roofing Specialist for Proper Repairs / Replacement.

2 House Levels are Below Grade **BASEMENT ~ LOWER LEVEL**

Basement / Lower Level Description Full Partial Crawl Space Walk-Out
 Visibility Limited: Storage Furniture Approximate Finished Area 50 %

Floor Concrete Gravel Dirt/Sand

Visibility Limited: Storage Furniture Finished Surfaces

Past repairs Floor Cracks Dry Stains Rising Dampness

Satisfactory
 Needs Maintenance
 Not Present
 Not Satisfactory

Floor Drain Present Not Present Furnace Area Laundry Area

Missing Grate Poor Slope to Drain Opening

Satisfactory
 Needs Maintenance
 Not Present
 Not Satisfactory

Sump Pump Present Operating Not Operating Not Present

Back-up System Present Recommend Additional Battery Back-Up System

Missing Cover Clean Sump Pit Adjust Float

Satisfactory
 Needs Maintenance
 Not Present
 Not Satisfactory

Walls Block Poured Concrete Brick / Stone Terra Cotta Block Tiles

Visibility Limited: Storage Furniture Finished Surfaces

Bowed/Out of Plumb Dry Stains Damp/ Wet Past Repairs

Cracks: Vertical Horizontal Step >1/8 inch in Width

[^]SOUTHWEST CORNER OF THE LOWER BASEMENT.

*FILL THE BLOCK OPENINGS ON THE WALL BEHIND THE FURNACE WHERE THE DRAIN PIPES PASS THROUGH THE WALL.

Satisfactory
 Needs Maintenance
 Not Present
 Not Satisfactory

Ceiling Unfinished Drywall Plaster Ceiling Tiles Wood

Moisture Dry Stains Water Damage Damaged Ceiling Joist

Satisfactory
 Needs Maintenance
 Not Present
 Not Satisfactory

Crawl Space Entered for Viewing Viewed from Entrance Not Accessible

Poor Access/Visibility Limited Floor: Concrete Stones Dirt/Sand

Wall Cracks: Vertical Horizontal Step >1/8 inch in Width

Floor Cracks Ventilation Vapor Barrier Insulation

Satisfactory
 Needs Maintenance
 Not Present
 Not Satisfactory

Moisture & Water Present Stains/Past Signs Efflorescence No Visible Signs

Water Intrusion Dehumidifier Present Past Seepage Repairs Mold, Mildew, or Fungus Visible

Peeling / Blistered Paint Present Active Moisture per Meter Readings: 0 - 45 %

Review Installed Waterproofing/Control System for Transferable Warranty.

Review Downspout and Footer Drains for Proper Flow to Daylight or Street Storm Sewer.

Have Basement Water Proofing Specialist Review for Proper Repairs.

*ADJUST THE EXTERIOR GRADING TO PROMOTE DRAINAGE AWAY FROM THE HOUSE FOUNDATION. SCRAPE AND CLEAN OFF ALL LOOSE INTERIOR BLOCK COATINGS AND RECOAT WITH A BELOW GRADE MASONRY SEALER. SEAL THE GAP BETWEEN THE BACK PATIO AND THE HOUSE FOUNDATION.



HEATING, VENTILATION & AIR CONDITIONING

Heating System #1

Source: Natural Gas Electric Oil Propane Solar
System Type: Forced Air Furnace Boiler Electric Baseboard
Capacity: 80,000 BTUs Approximate Age: 3 YEARS
Operated Using Normal Controls: Yes No
 Have System Reviewed and Serviced by Competent Licensed HVAC Technician.

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

**INSTALL AN EXTENSION PIPE ON THE FURNACE FRESH AIR INTAKE OPENING PER MANUFACTURERS INSTRUCTIONS (OPENING CAN GET ACCIDENTLTY COVERED).*



Heating System #2 N/A

Source: Natural Gas Electric Oil Propane Solar
System type: Forced Air Furnace Boiler Electric Baseboard
Capacity: _____ Approximate Age: _____ YEARS
Operated Using Normal Controls: Yes No
 Have System Reviewed and Serviced by Competent Licensed HVAC Technician

Heating Exhaust System Metal Piping Metal & Masonry Chimney PVC
 Corrosion Present Seal / Fill Around Piping at Chimney Connection

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Distribution Ductwork Radiators Convector Pipes
Humidifier: Present Not Present Needs Service
 Have All Ductwork Cleaned and Sanitized by a Professional Technician

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Filter Disposable Washable Electronic Air Cleaner Poor Access
 Missing Filter Needs Replacement Needs Cleaning

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Air Conditioning #1 Central Air Room Units Heat Pump
Approximate Age: 3 YEARS Tested Not Tested

Operated Using Normal Controls: Yes No
 Have System Reviewed and Serviced by a Competent Licensed HVAC Technician.
**LEVEL THE OUTDOOR UNIT AS NEEDED.*

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Air Conditioning #2 Central Air Room Units Heat Pump
Approximate Age: _____ YEARS Tested Not Tested

Operated Using Normal Controls: Yes No
 Have System Reviewed and Serviced by a Competent Licensed HVAC Technician.

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

PLUMBING

Water Service Public System Private Well Cistern

Piping: Copper Plastic Galvanized Lead Pipe Recommend Replacement & Testing Water for Lead

Main Valve Location: Basement Garage Crawl Space Utility Room

Supply Piping Copper Plastic Galvanized Visible Corrosion

Functional Flow: Adequate Poor Flow Past Repairs Secure Loose Pipes

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Exterior Faucets Operating Not Operating Winterized Not Present

Waste Pipes Plastic Cast Iron Copper Galvanized

Slow Drainage Past Repairs Visible Corrosion S-Trap Present

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Water Heater # 1 Gas Electric Instantaneous

Gallon Capacity: 50 GAL. Approximate Age: 5 YEARS

Temperature Pressure Relief Valve (TPR): Present Not Present

TPR Extension Pipe: Present Extend Pipe to 6 Inches of Floor Not Present

Corrosion Seal/Fill Around Vent Pipe at Chimney Connection

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Bathrooms Full Baths # 2 Half Baths # 0

& Fixtures Drain Lever / Linkage Not Operating Leaks - See Notations Below

Loose Mounted Toilets at:

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Bathtub # 1 Built in Stand Alone Jet Tub Access Panel

Tiled Wall Surround Polymer Wall Surround Needs Grout / Caulk

Drain Lever / Linkage Not Operating

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Stall Shower # 1 Ceramic Tiled Polymer Wall Surround

Access Panel Slow Drain Needs Grout / Caulk

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Ventilation Fan Vented to Exterior Fan with Unknown Termination

Window No Ventilation to Exterior Present

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Notations ■ Leaks- TIGHTEN THE BATHTUB SHOWER HEAD TO THE SUPPLY PIPE.

INTERIOR

Floors ■ Solid Wood/Laminate ■ Plywood □ Ceramic □ Slab
 □ Squeaks □ Moisture Stains □ Non-Level Floors Present □ Unsecure Flooring
Railings: □ Present ■ Install Missing Railings □ Secure Loose Railings
Stairs: □ Damaged Stairs / Step

□ Satisfactory
 Needs Maintenance
 □ Not Present
 □ Not Satisfactory

GOING TO THE LOWER BASEMENT

Walls ■ Drywall □ Plaster ■ Wood □ Masonry
 □ Cracks Present □ Water/Moisture Stains

Satisfactory
 □ Needs Maintenance
 □ Not Present
 □ Not Satisfactory

Ceilings ■ Drywall □ Plaster □ Wood □ Masonry □ Ceiling Tiles
 □ Cracks Present □ Water/Moisture Stains

Satisfactory
 □ Needs Maintenance
 □ Not Present
 □ Not Satisfactory

Windows, Sky Lights, And Doors □ Will Not Latch □ Poor fit in Frame □ Loose / Missing Hardware
 □ Window Balance Hardware Not Functioning □ Fogged Pains
 □ Water Stains / Decay □ Broken / Cracked Panes

Satisfactory
 □ Needs Maintenance
 □ Not Present
 □ Not Satisfactory

Fireplace # 1 ■ Masonry □ Metal Prefabricated □ Side Vented
 Damper: ■ Operating □ Not Operating □ Not Present □ Install Damper Clip
 Fire Box: ■ Inspected □ Blocked-Not Inspected
 Stains Present Soot Build-Up □ Needs Tuck Pointing
 *HAVE CLEANED AND CHECKED PRIOR TO USE BY A CHIMNEY SWEEP.

□ Satisfactory
 Needs Maintenance
 □ Not Present
 □ Not Satisfactory

ATTIC

Attic Access ■ Hatch ■ Pull down Stairs □ Stairs □ No Access
 No Access Above Finished Areas □ Viewed From Opening ■ Entered Attic
 Mildew/Mold/ Fungus Present Dry Stains Past repairs

□ Satisfactory
 Needs Maintenance
 □ Not Present
 □ Not Satisfactory

*MULTIPLE SMALL AREAS OF MOLD PRESENT ON THE UPPER ATTIC ROOF DECK ALONG THE EAST END.
 TOTAL STAINED AREA IS LESS THAN 6 SQUARE FEET, HAVE PROPERLY CLEANED WITH A MILDEWCIDE.

Insulation ■ Fiberglass □ Cellulose □ Rock Wool □ Vermiculite
 Installed at: ■ Floor Joists □ Rafters □ Knee Walls
 Average Thickness: 2-3 INCHES

□ Satisfactory
 Needs Maintenance
 □ Not Present
 □ Not Satisfactory

*RECOMMEND A TOTAL OF 10 TO 14 INCHES OF FIBERGLASS INSULATION
 TO MEET TODAYS MODERN STANDARD.

Ventilation □ Ridge Vent ■ Soffit Vent ■ Roof Vent □ Gable Vent
 ■ Attic Fan □ Whole House Fan Blocked Vents □ Add / Update Ventilation
 ^ THE SOFFIT VENTS ARE BLOCKED WITH INSULATION

□ Satisfactory
 Needs Maintenance
 □ Not Present
 □ Not Satisfactory

ELECTRICAL

Service Underground Overhead Fuses Circuit Breakers

Main Panel AMPs: 100 Volts: 120/240

Main Panel Location: Basement Garage Utility Room Meter Bank Area

Sub-Panel(s) # 1 Locations: Garage

AMPs: Over 40 Volts: 120/240 120 Fuses Circuit Breakers

AMPs: _____ Volts: 120/240 120 Fuses Circuit Breakers

- Satisfactory
- Needs Maintenance
- Not Surveyed
- Not Satisfactory

Label All Circuit Breakers/Fuses Install Main Panel Bonding Jumper Install Earthen Ground Rod System

Bond Water Piping to Ground Install Bonding Jumper Across Water Meter Bond Gas Piping to Ground

Breaker / Fuse is Connected to a Substandard Sized Conductor(See Below)

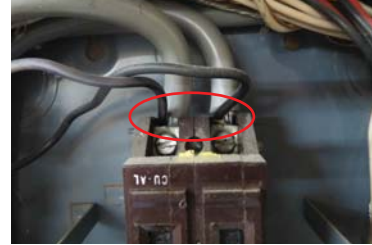
Double Tapped Circuit Breakers or Fuses Present(See Below)

^ THE DUEL MINI BREAKERS # 6,8 AND 10 IN THE MAIN PANEL ARE DOUBLE TAPPED.

***THE MAIN BREAKER LUGS ARE DOUBLE TAPPED TO FEED THE SUB-PANEL (SAFETY HAZARD, 100 AMPS ON A 40 AMP WIRE, CANNOT SHUT OFF POWER TO THE SUB-PANEL WITHOUT REMOVING THE ELECTRIC METER).*

**MAY NEED PANEL UPGRADE TO ACCOMMODATE MODERN USAGE.*

Have Service and Panel Boxes Reviewed for Repairs / Replacement by Competent Licensed Electrician.



Branch Wiring & Circuits Nonmetallic Sheathed Cable Conduit Armored Cable

2 Wire 120 Volt Circuits 3 Wire 120 Volt Circuits Combination

Knob & Tube Wiring Presence of solid conductor aluminum branch circuit wiring

May Need Upgrade to Accommodate Modern Appliances

- Satisfactory
- Needs Maintenance
- Not Surveyed
- Not Satisfactory

**THE CABLE TO THE OUTLET ON THE NORTH BASEMENT WALL SHOULD BE PROTECTED IN CONDUIT.*

**THE CABLE TO THE KITCHEN DISPOSAL SHOULD BE PROTECTED IN CONDUIT.*

Have Wiring & Circuits Reviewed for Repairs / Replacement by Competent Licensed Electrician.

Fixtures & Receptacles Representative Numbered Surveyed

Loose / Damaged / Missing Switches or Outlets Present

GFCI Present Additional GFCI Protection Needed AFCIs Present

Reversed Wired Outlets Present(See Below)

Missing Equipment Ground on 3 Prong Outlets(SeeBelow)

- Satisfactory
- Needs Maintenance
- Not Surveyed
- Not Satisfactory

**INSTALL GFCI PROTECTION TO THE FRONT PORCH EXTERIOR OUTLET, ALL KITCHEN COUNTER OUTLETS, GARAGE OUTLET AND THE LOWER LEVEL BATHROOM OUTLET.*

**THERE IS NO POWER PRESENT AT THE BACK EXTERIOR OUTLET AND THE BACKYARD OUTLET.*

Have Fixtures and Receptacles Reviewed for Repairs / Replacement by Competent Licensed Electrician.

Smoke Detectors: Present Not Present **CO Detectors:** Present Not Present

^RECOMMEND TO UPDATE DUE TO AGE / CONDITION

6 DOUBLE TAPPS ON MAIN PANEL



KITCHEN & APPLIANCES

Countertops & Cabinets Missing Hardware Water Stains / Deterioration
 Counter & Backsplash Need Caulking

- Satisfactory
- Needs Maintenance
- Not Present
- Not Satisfactory

Oven, Range, Cook top Electric Gas Operated Not Operated Not Present
 Cook top Burner Not Operating

Dishwasher Operated Not Operating Not Present

Disposal Operated Not Operating Not Present

Refrigerator Operating Not Operating Not Present
Ice Maker: Present Not Present

THE ICE MAKER DID NOT PRODUCE ICE FOR THE DURATION OF THE HOME INSPECTION, RECOMMEND SERVICE.

Washer Operated Not Operated Not Present

Dryer Electric 3 Prong Outlet 4 Prong Outlet Gas Operated Not Operated
 Not Present Exhausts Vents to Exterior

ADDITIONAL REPORT NOTATIONS

*OPEN HOLLOWS OF FOUNDATION BLOCKS SHOULD BE SEALED CLOSED.

MOLD STAINS PRESENT ON THE ATTIC ROOF DECKING, HAVE CLEANED WITH A MILDEWCIDE



SUMMARY

Read the whole report along with "Your Inspection Info Pages",
all the included pics, and review all the blue comments / notations.

NOTABLE CONCERNS	PAGE
GARAGE	3
BASEMENT	4
ATTIC	7
ELECTRIC	8
THE PEST INSPECTION IS ON THE STATE FORM NPMA-33	ATCH

* Call **440-668-5292** if you have any questions *

Please note that latent or concealed deficiencies may exist. Only non-destructive testing was conducted. Portions of the mechanical and structural systems were not visible to be fully examined. This inspection is not intended to be nor is it represented as technically exhaustive. This report is not intended to be nor is it represented as an Engineer's survey. We suggested consulting all local, state, federal or other regulatory agencies to determine if facilities are in compliance with appropriate regulations. Client acknowledges and accepts the property inspection/survey and report. The Inspection Company reserves the right to issue an addendum to this report should incremental or additional information becomes available that was not obtainable or available at time of inspection.

Thank You
 Mike Leiden, ASHI # 203540
 Spectro Home Inspections LLC