



HomeSpec

INSPECTION SERVICES

Home Inspection Report

2345 Sample Street



- Home Inspections
- Radon Testing
- Mold Testing
- Sewer Scope
- Drone Roof Inspections

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Property Information

Address: 2345 Sample Street, Anytown, CO 80525

Year of Construction: 2010

Finished Square Footage: 2730

Inspection Date: April XX 2024

Temp/Weather: 72 °F / Partly Cloudy

Client:



2345 Sample Street

Forward

Thank you for choosing HomeSpec!

Buying or selling real estate can be an exciting and sometimes challenging process. It's my goal to provide you with the clear and concise information you'll need in order to make decisions with confidence.

This report is prepared in accordance with Standards of Practice (SOP) from the International Association of Certified Home Inspectors (InterNACHI). These standards define the usual scope and content of a home inspection as well as certain limitations and exclusions. Addendums and modifications may be incorporated when deemed appropriate. Copies of the standards are available at www.nachi.org.

A home inspection will not reveal every issue that exists or ever could exist, but only those items that were observed during the inspection. Obtain consultation from a qualified service provider for all observations contained herein to ensure that significance and potential costs are understood.

If at any point you have questions about this report or the information it contains, please feel free to contact me directly.

Sincerely,

Rick Musselmann
HomeSpec, Ltd

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Summary of Observations

This section summarizes the items that were observed and deemed material by the inspector. Observations are categorized as Potential Safety Concerns, which may pose a significant or unreasonable risk to people, and Other Observations, which will include maintenance and repair items as well as more significant items that could adversely impact the value of a property.

A home inspection will not reveal every issue that exists or ever could exist, but only those items that were observed during the inspection. Obtain consultation from a qualified service provider for all observations contained herein to ensure that significance and potential costs are understood.

Potential Safety Concerns

🏠 **Roof:**

- No observations

🏠 **Exterior:**

- No observations

🏠 **Foundation:**

- No observations

🏠 **Heating:**

- No observations

🏠 **Cooling:**

- No observations

🏠 **Plumbing:**

- No observations

🏠 **Electrical:**

- No carbon monoxide alarm within 15 feet of the entrance to some/all sleeping areas. Colorado homes that are heated with fossil fuel, have a fuel-fired appliance, have a fireplace, or have an attached garage are required to have carbon monoxide alarms within 15 feet of the entrance to any bedroom or sleeping area.
- No smoke alarm in some/all recommended areas. Smoke alarms are recommended inside each bedroom, outside each sleeping area and on every level of the home, including the basement. This may not have been required at the time of construction but is a recommended safety upgrade.

🏠 **Fireplace:**

- No observations

🏠 **Attic, Insulation & Ventilation:**

- No observations

🏠 **Interior & Garage:**

- Garage door photo sensors higher than 6 inches above the floor. Photo sensors that are too high above the floor may fail to sense a person or object within the door opening and could lead to property damage or injury.

Other Observations

🏠 **Roof:**

- Instances of minor shingle damage were noted in limited locations. Minor and limited instances of damage may result from normal wear and tear. Shingles in affected locations could experience diminished water shedding ability and a reduced service life.

🏠 **Exterior:**

- Instances of paint/finish deterioration on exterior trim in some locations. Missing or degraded paint may contribute to deterioration of underlying materials.
- Exterior paint fading/chalking in some areas (particularly south facing). This could suggest that paint in the affected areas is in the latter stages of its expected service life.
- Minor cracking on masonry wall coverings in limited locations. Gaps or openings may allow moisture/pest intrusion which can contribute to deterioration of underlying materials.

🏠 **Foundation:**

- No observations

🏠 **Heating:**

- No observations

🏠 **Cooling:**

- No observations

🏠 **Plumbing:**

- Measured water pressure was noted to be above the expected range. Static water pressure (as measured at an exterior hose spigot) was approximately 110 psi. Most sources suggest that water pressure should not exceed 80 psi. Excessive pressure may lead to accelerated deterioration of plumbing components and appliances.

- Loose toilet base at main floor bathroom. Loose toilets may have hidden leaks in the area where the toilet meets the floor. This can lead to contamination and moisture damage in the surrounding subfloor and may allow sewer gasses/odors to enter the living space.

🏠 **Electrical:**

- No observations

🏠 **Fireplace:**

- No observations

🏠 **Attic, Insulation & Ventilation:**

- No observations

🏠 **Interior & Garage:**

- Fogging or staining between glass panes at dining area. Staining or moisture between glass panes may indicate that internal window seals have failed resulting in visual deterioration and a possible reduction in energy efficiency.
- East garage door drags against its frame. Adjustment or repair may be needed.

Section 1 - Roof

- ✓ Primary type of roof-covering material: **Composition Shingle**
- ✓ Indications of active roof leaks: **None observed**

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
1.1 - Roof Covering Material	■	■	■	■	■	■
1.2 - Gutters	■	■	■	■	■	■
1.3 - Downspouts	■	■	■	■	■	■
1.4 - Roof Penetrations (vents, flashing, skylights, chimney)	■	■	■	■	■	■
1.5 - General Roof Structure (as viewed from attic access points)	■	■	■	■	■	■

Observation Details:

Potential Safety Concerns

- No observations «

Other Observations

- Instances of minor shingle damage were noted in limited locations. Minor and limited instances of damage may result from normal wear and tear. Shingles in affected locations could experience diminished water shedding ability and a reduced service life.
- Leaves/debris in gutter system. Clogged gutters and gutter overflow can cause water damage to the adjacent eave/fascia materials and may contribute to foundation damage and flooding of basement areas. «

Notes

- (none) «

Roof Photos:

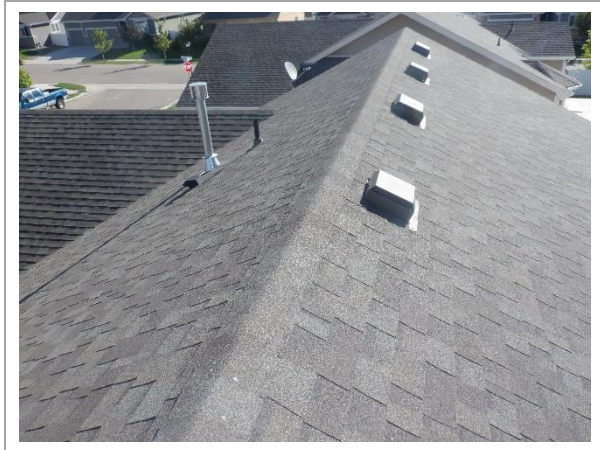


Figure 1.1 - Roof overview

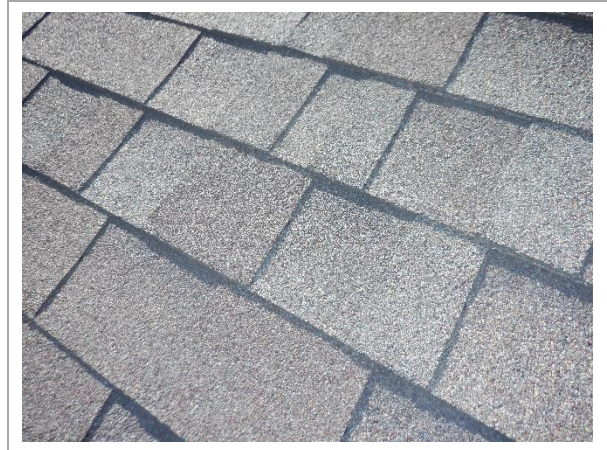


Figure 1.2 - Roof overview



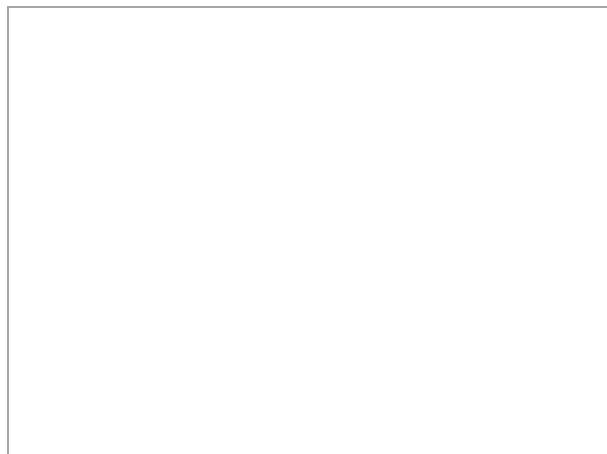
Figure 1.3 - Roof structure overview



Figure 1.4 - Example instance minor shingle damage.



Figure 1.5 - Leaves/debris in gutter system.



Section 2 - Exterior

- ✓ Primary type of exterior wall-covering materials: **Fiber cement type lap/plank**
- ✓ Improper spacing between exterior balusters, spindles or rails: **None observed**

HomeSpec, Ltd. cannot make assessments regarding the structural integrity, design or construction of any stairway, deck, balcony, railing or other structure. All such concerns or questions should be directed to a qualified structural engineer.

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
2.1 - Exterior Wall Covering Materials, Flashing and Trim	■	■	■	■	■	■
2.2 - Exterior Doors	■	■	■	■	■	■
2.3 - Adjacent Walkways and Driveways	■	■	■	■	■	■
2.4 - Exterior Stairs, Steps, Stoops, Stairways and Ramps	■	■	■	■	■	■
2.5 - Porches, Patios, Decks, Balconies and Carports	■	■	■	■	■	■
2.6 - Exterior Railings, Guards and Handrails	■	■	■	■	■	■
2.7 - Eaves, Soffits and Fascia	■	■	■	■	■	■
2.8 - Window Exteriors	■	■	■	■	■	■
2.9 - Vegetation, Retaining Walls, and Surface Drainage/Grading*	■	■	■	■	■	■

* As it may affect the structure

Observation Details:

Potential Safety Concerns

- No observations «

Other Observations

- Instances of paint/finish deterioration on exterior trim in some locations. Missing or degraded paint may contribute to deterioration of underlying materials.
- Exterior paint fading/chalking in some areas (particularly south facing). This could suggest that paint in the affected areas is in the latter stages of its expected service life.

- Minor cracking on masonry wall coverings in limited locations. Gaps or openings may allow moisture/pest intrusion which can contribute to deterioration of underlying materials. «

Notes

- (none) «

Exterior Photos:



Figure 2.1 – Example paint/finish deterioration.



Figure 2.2 – Example cracked wall covering plank.



Figure 2.3 – Example area paint fading/chalking.

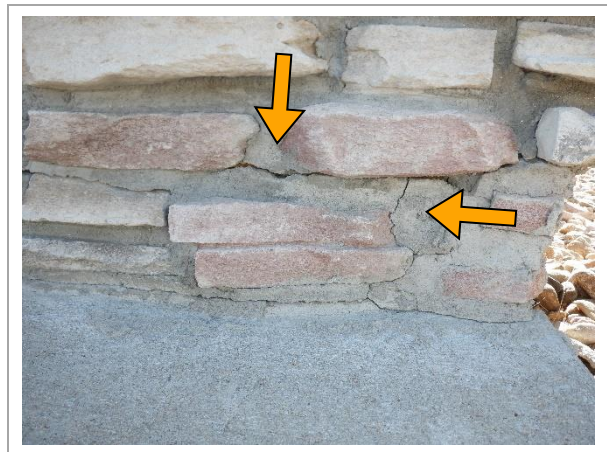
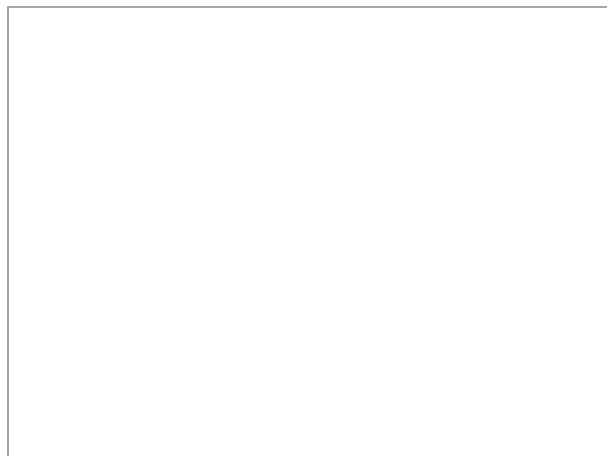
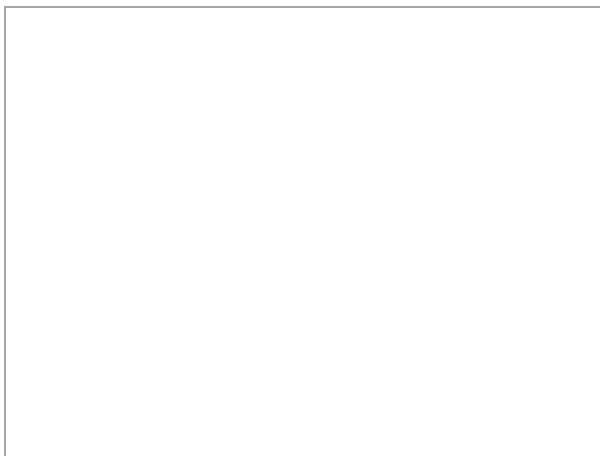


Figure 2.4 – Example cracking on masonry wall covering.



Section 3 – Foundation & Basement/Crawlspace

- ✓ Foundation type: **Basement**
- ✓ Location of crawlspace or underfloor access: **Not applicable**
- ✓ Wooden structural members in contact with soil: **None observed**
- ✓ Indications of active water penetration into basement or crawlspace areas: **None observed**
- ✓ Indications of possible foundation or structural movement: **None observed**
- ✓ Indications of improper cutting, notching or boring of structural members: **None observed**

Hairline cracks in concrete or masonry foundations, slabs or walls are common and are generally taken as a normal characteristic of the material. More severe cracking could indicate a problem that requires attention from a service provider specializing in foundation or masonry work.

Reassessment by a qualified service provider is recommended when a crack in structural masonry is noted to be non-uniform in width (one part of the crack is substantially wider than another part), showing out-of-plane displacement (one part of the crack sticks out beyond the adjacent part), admitting water, or more than about ¼ inch wide.

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
3.1 - Foundation (as viewed from available access points)	■	☐	☐	☐	☐	☐
3.2 - Basement	■	☐	☐	☐	☐	☐
3.3 - Crawlspace (as viewed from available access points)	☐	☐	☐	☐	☐	■
3.4 - Visible Structural Components	■	☐	☐	☐	☐	☐

Observation Details:

Potential Safety Concerns

- No observations «

Other Observations

- No observations «

Notes

- Foundation walls and structural components were not visible in finished or insulated portions of the basement. «

Foundation & Basement/Crawlspace Photos:



Figure 3.1 – Overview of basement area

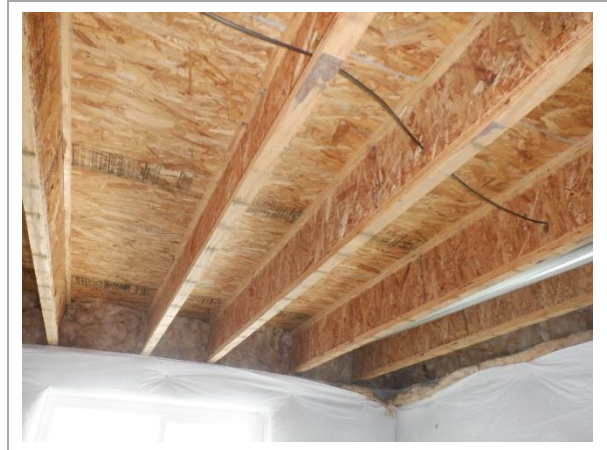


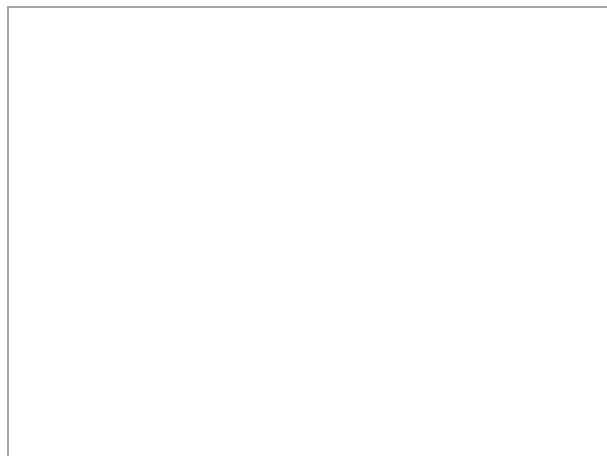
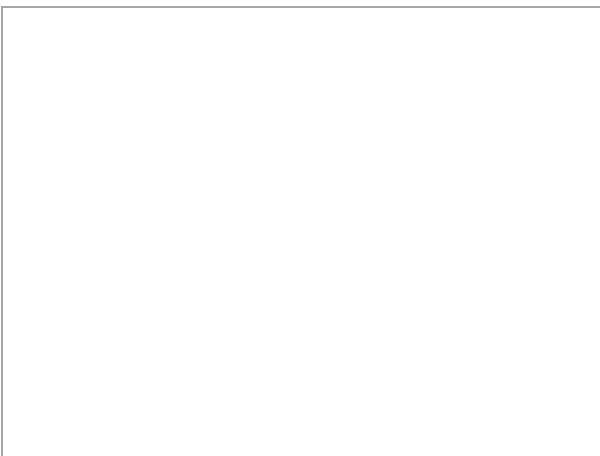
Figure 3.2 - Visible portion of ground level structure.



Figure 3.3 – Insulated foundation walls in basement area.



Figure 3.4 - Visible portion of foundation wall at building exterior.



Section 4 - Heating

- ✓ Primary heating method: Warm Air (forced)
- ✓ Energy source for primary heating system: Natural Gas
- ✓ Location of primary heating system thermostat: Main floor living area
- ✓ Primary heating system deemed inaccessible: No
- ✓ Primary heating system observed to operate: Yes

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
4.1 – Heating System Operation	■	☐	☐	☐	☐	☐

Observation Details:

Potential Safety Concerns

- No observations «

Other Observations

- No observations «

Notes

- The furnace data label indicated that the unit was manufactured in November of 2017. Life expectancy for furnaces can be 15 to 25 years but will often vary significantly.
- Furnaces and boilers should be inspected annually by a qualified service provider. «

Heating System Photos:



Figure 4.1 – Location of heating thermostat at main floor living area



Figure 4.2 – Location of furnace in basement mechanical area



Figure 4.3 – Presence of gas shutoff valve verified at furnace



Figure 4.4 – Presence of electrical disconnect verified at furnace



Figure 4.5 – Furnace/HVAC filter access

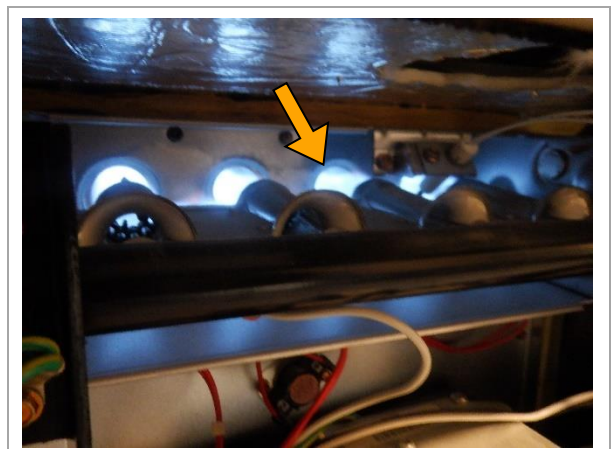


Figure 4.6 – Observed operation of furnace burners.

Section 5 - Cooling

- ✓ Primary cooling method: **Air Conditioning**
- ✓ Location of cooling system thermostat: **Main floor living area**
- ✓ Cooling system deemed inaccessible: **No**
- ✓ Cooling system observed to operate: **Yes**

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
5.1 – Cooling System Operation	■	▤	▤	▤	▤	▤

Observation Details:

Potential Safety Concerns

- No observations «

Other observations

- No observations «

Notes

- The serial number from the data label of the AC compressor unit indicated that it was manufactured in week 14 of 2020. Life expectancy for AC systems can be 10 to 15 years but will often vary significantly.
- The observed air temperature reduction (inlet to outlet) during AC operation was 17.8 °F, which is within the expected range of 14-22 °F. «

Cooling System Photos:

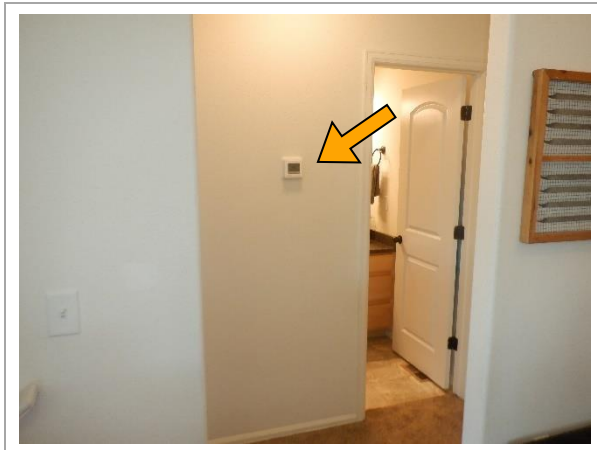


Figure 5.1 - Location of AC thermostat at main floor living area

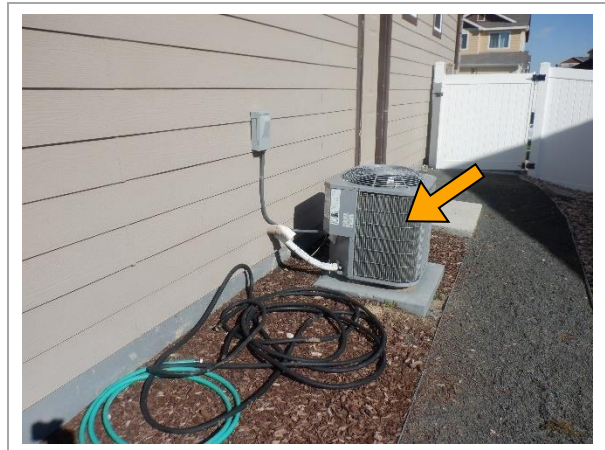


Figure 5.2 - AC compressor/condenser unit at east building exterior.

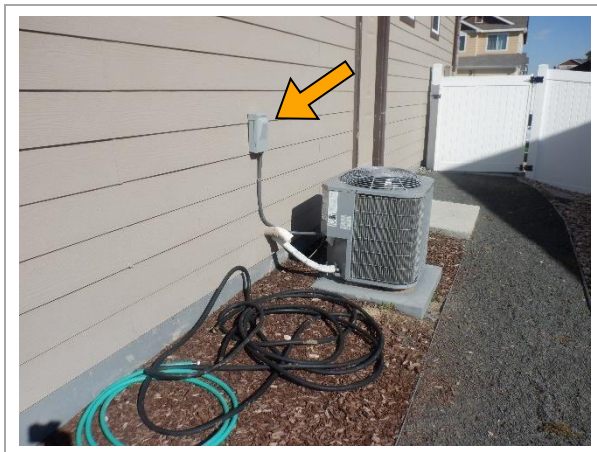


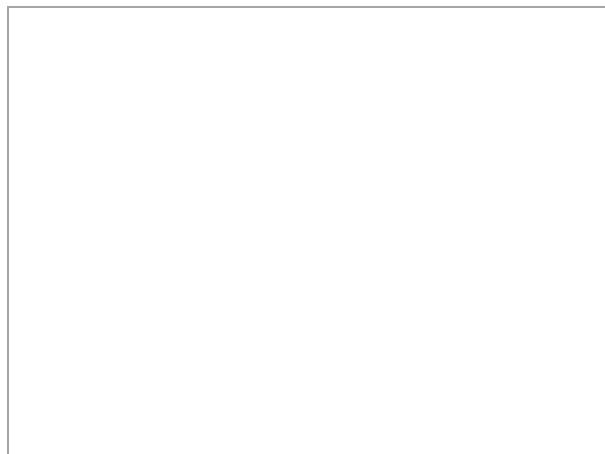
Figure 5.3 - Presence of electrical disconnect verified at AC unit



Figure 5.4 - Observed AC inlet temperature



Figure 5.5 - Observed AC outlet temperature



Section 6 - Plumbing

- ✓ Water supply to the home appeared to be: **Public**
- ✓ Location of main water supply shut-off valve: **Basement mechanical area**
- ✓ Location of main fuel supply shut-off valve: **Building exterior - west side**
- ✓ Location of any observed fuel storage system: **None observed**
- ✓ Water heating energy type: **Natural gas**
- ✓ Water heater venting connections (fuel fired water heaters): **Inspected**
- ✓ Water heater temperature/pressure relief valve (TPR): **Present**
- ✓ Capacity of water heating equipment (if labeled): **40 Gallon**
- ✓ Deficiencies in water supply while operating two fixtures simultaneously: **No**
- ✓ Deficiencies or reversals in installation of hot and cold faucets: **None observed**
- ✓ Active plumbing water leaks: **None observed**
- ✓ Toilets that were loose, damaged, leaking or inoperative: **Yes (see Observation Details)**

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
6.1 - Main Water Supply Shut-Off Valve	■	▫	▫	▫	▫	▫
6.2 - Main Fuel Supply Shut-Off Valve	■	▫	▫	▫	▫	▫
6.3 - Water Heating Equipment	■	▫	▫	▫	▫	▫
6.4 - Interior Water Supply	■	▫	■	▫	▫	▫
6.5 - Toilet Flush Operation	■	▫	▫	▫	▫	▫
6.6 - Sink, Tub and Shower Functional Drainage	■	▫	▫	▫	▫	▫
6.7 - Drain, Waste and Vent System	■	▫	■	▫	▫	▫
6.8 - Drainage Sump Pumps (where applicable)	■	▫	▫	▫	▫	▫

Observation Details:

Potential Safety Concerns

- No observations «

Other Observations

- Measured water pressure was noted to be above the expected range. Static water pressure (as measured at an exterior hose spigot) was approximately 110 psi. Most sources suggest that water pressure should not exceed 80 psi. Excessive pressure may lead to accelerated deterioration of plumbing components and appliances.
- Loose toilet base at main floor bathroom. Loose toilets may have hidden leaks in the area where the toilet meets the floor. This can lead to contamination and moisture damage in the surrounding subfloor and may allow sewer gasses/odors to enter the living space. «

Notes

- The serial number from the water heater data label indicated that the unit was manufactured in October of 2017. Life expectancy for water heaters can be 10 to 15 years but will often vary significantly. «

Plumbing Photos:



Figure 6.1 – Main water shutoff valve in basement mechanical area



Figure 6.2 – Main water shutoff valve (2nd view)

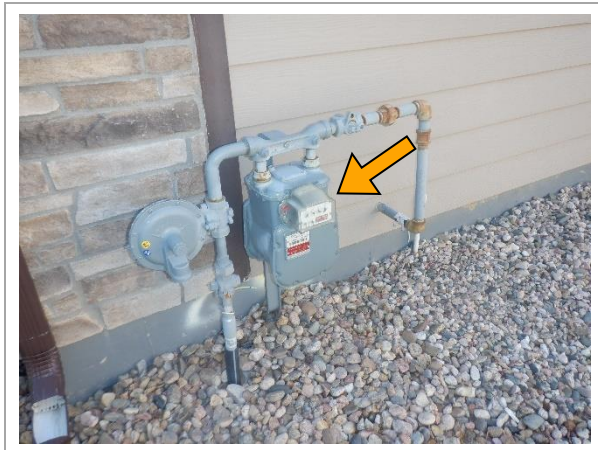


Figure 6.3 - Gas meter at west building exterior.

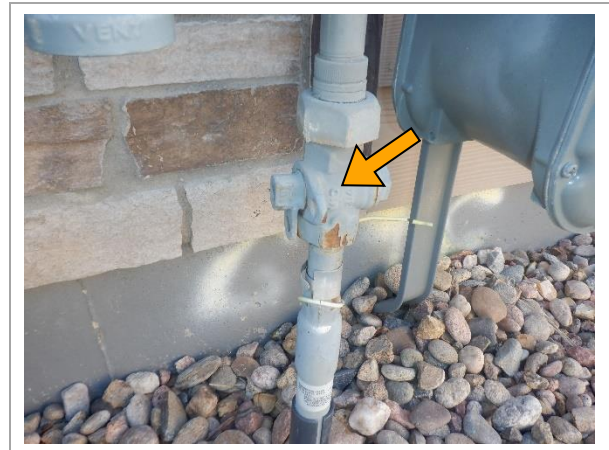


Figure 6.4 – Presence of shut off valve verified at gas meter

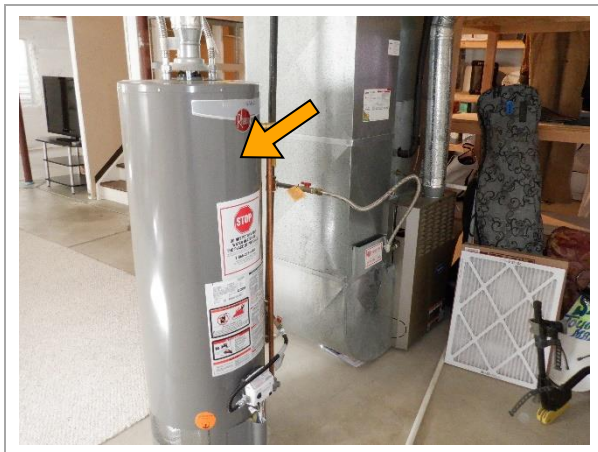


Figure 6.5 – Water heater location in basement mechanical area



Figure 6.6 – Presence of gas shutoff valve verified at water heater

Plumbing Photos (cont'd):



Figure 6.7 – Pressure/temperature relief valve verified at water heater

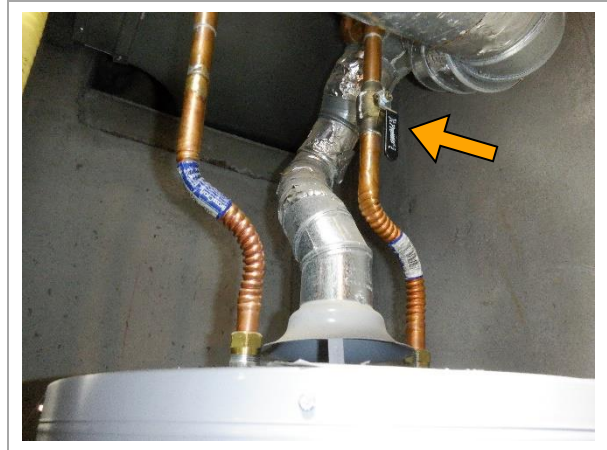


Figure 6.8 – Location of supply shutoff at water heater

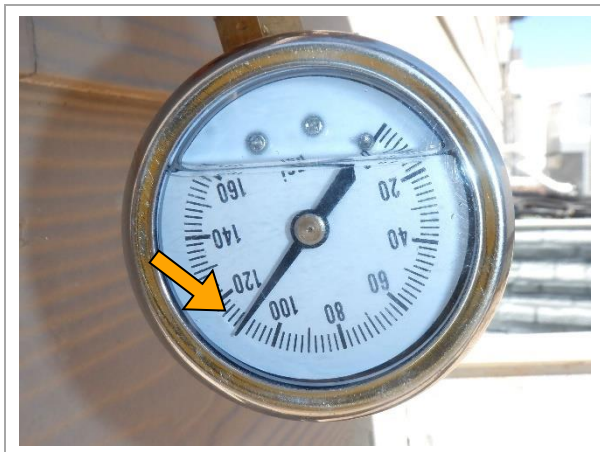
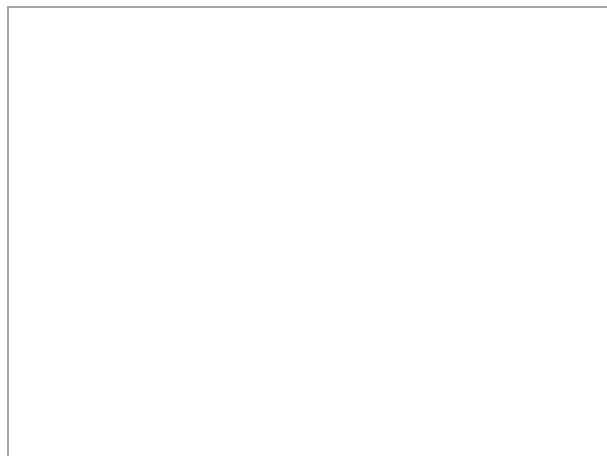
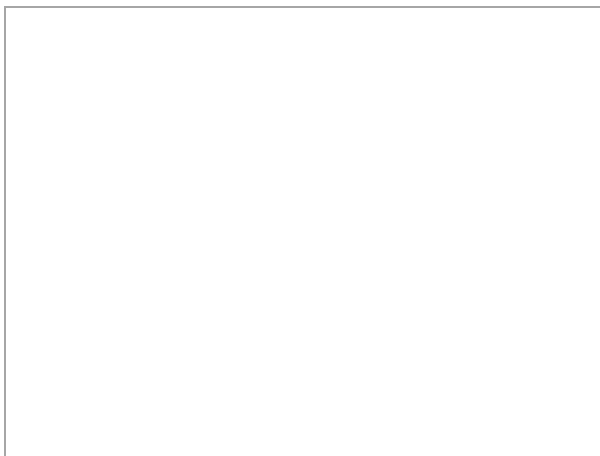


Figure 6.9 – Water pressure noted to be above the expected range.



Figure 6.10 - Loose toilet base at main floor bathroom.



Section 7 - Electrical

- ✓ Service drop type: Lateral/Underground
- ✓ Deficiencies in integrity of overhead service conductor insulation, drip loops, or clearance from adjacent grades, structures and vegetation: Not applicable
- ✓ Amperage rating of the main service disconnect (if labeled): 200 Amp
- ✓ Type of branch circuit wiring (if observed): Solid conductor copper
- ✓ Unused circuit-breaker panel openings that were not filled: None observed
- ✓ Representative number of switches and outlets available for inspection: Yes

According to the National Electric Code (NEC), receptacles in garages, outdoor areas and within 6 feet of any sink should be Ground Fault Circuit Interrupter (GFCI) protected. This may not have been required when certain homes were built, but lack of GFCI protection may be viewed as a safety concern by modern standards.

- ✓ GFCI protection for receptacles in kitchens, bathrooms, garages and outdoor areas: Yes
- ✓ Tested receptacles in which power was not present, polarity was incorrect, the cover was not in place, the GFCI or AFCI devices did not operate properly, there were indications of arcing or excessive heat, or where the receptacle was not grounded or not secured to the wall: None observed

HomeSpec, Ltd. cannot make assessments regarding the age, functionality or suitability of any smoke alarm or carbon monoxide alarm. Questions regarding such devices should be directed to the manufacturer or other qualified professional.

The National Fire Protection Association (NFPA) recommends that smoke alarms be installed inside each bedroom, outside each sleeping area and on every level of the home, including the basement. This may not have been required when certain homes were built, but lack of smoke alarms in such areas may be viewed as a safety concern by modern standards.

Per Colorado House Bill 1091, homes that are sold, rented, remodeled, or repaired after July 1, 2009, and that are heated with fossil fuel, have a fuel-fired appliance, have a fireplace, or have an attached garage, must have carbon monoxide alarms within 15 feet of any bedroom or sleeping area.

- ✓ Smoke alarms inside each bedroom, outside each sleeping area and on every level of the home, including the basement (if applicable): No (see Observation Details)
- ✓ Carbon monoxide alarm within 15 feet of the entrance to each sleeping area: No (see Observation Details)

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
7.1 - Service Drop	■	■	■	■	■	■
7.2 - Overhead Conductors and Service Connection	■	■	■	■	■	■
7.3 - Electric Meter and Base	■	■	■	■	■	■
7.4 - Main Service Disconnect	■	■	■	■	■	■
7.5 - Panel Boards and Overcurrent Protection Devices	■	■	■	■	■	■
7.6 - Switches, Lighting Fixtures and Receptacles	■	■	■	■	■	■
7.7 - Presence of Smoke and Carbon Monoxide Alarms	■	■	■	■	■	■

Observation Details:

Potential Safety Concerns

- No carbon monoxide alarm within 15 feet of the entrance to some/all sleeping areas. Colorado homes that are heated with fossil fuel, have a fuel-fired appliance, have a fireplace, or have an attached garage are required to have carbon monoxide alarms within 15 feet of the entrance to any bedroom or sleeping area.
- No smoke alarm in some/all recommended areas. Smoke alarms are recommended inside each bedroom, outside each sleeping area and on every level of the home, including the basement. This may not have been required at the time of construction but is a recommended safety upgrade. «

Other Observations

- No observations «

Notes

- Industry resources recommend replacing smoke alarms every 10 years and carbon monoxide alarms every 5-7 years, or as recommended by the manufacturer. «

Electrical Photos:



Figure 7.1 - Electrical service entrance at south exterior

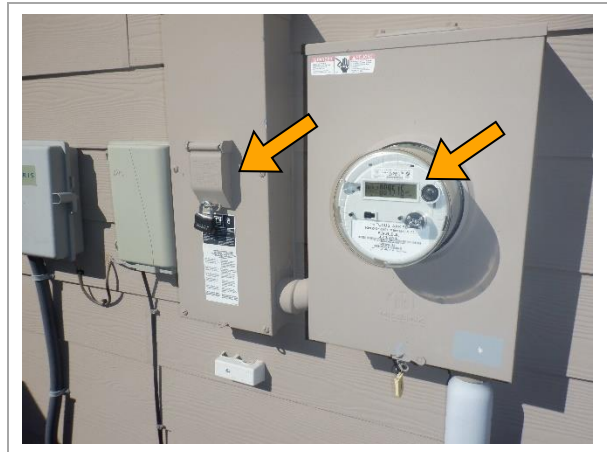


Figure 7.2 - Electric meter and main disconnect at service entrance



Figure 7.3 - Electrical service main disconnect (200 amp)



Figure 7.4 - Breaker panel location in garage area

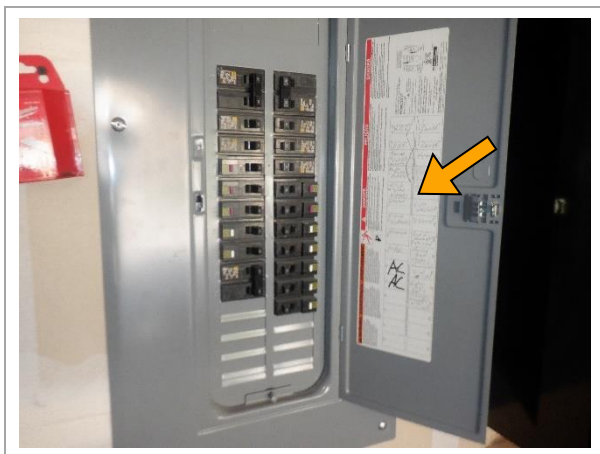


Figure 7.5 - Breaker cabinet interior view and legend

Section 8 - Fireplace

NOTE: All fireplaces, fuel-burning stoves, and chimneys should be inspected by a certified chimney sweep prior to the first use, and not less than annually.

- ✓ Fireplace type: **Natural Gas**
- ✓ Visible indications of joint separation, damage or deterioration to the hearth, hearth extension or chamber: **Not applicable**
- ✓ Manually operated dampers that did not open or close: **Not applicable**
- ✓ Smoke and carbon monoxide alarms observed in the same room as any fireplace: **No (recommended safety upgrade)**
- ✓ Fireplace cleanouts that were not made of metal, pre-cast cement or other non-combustible material: **Not applicable**

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
8.1 - Accessible and Visible Portions of Fireplace and Chimney	■	▒	▒	▒	▒	▒
8.2 - Lintels Above Masonry Fireplace Openings	▒	▒	▒	▒	▒	■
8.3 - Accessible and Operable Damper Doors (where applicable)	▒	▒	▒	▒	▒	■
8.4 - Cleanout Doors and Frames (where applicable)	▒	▒	▒	▒	▒	■

Observation Details:

Potential Safety Concerns

- No observations «

Other Observations

- No observations «

Notes

- The gas fireplace was observed to operate via the associated wall switch.



- Malfunctioning or improperly used fireplaces can create fire and carbon monoxide hazards which may lead to building damage, serious injury, asphyxiation, and death.
- Consult the fireplace manufacturer and/or a qualified service provider for fireplace operating instructions before attempting use. «

Fireplace Photos:



Figure 8.1 – Fireplace location at main floor living area

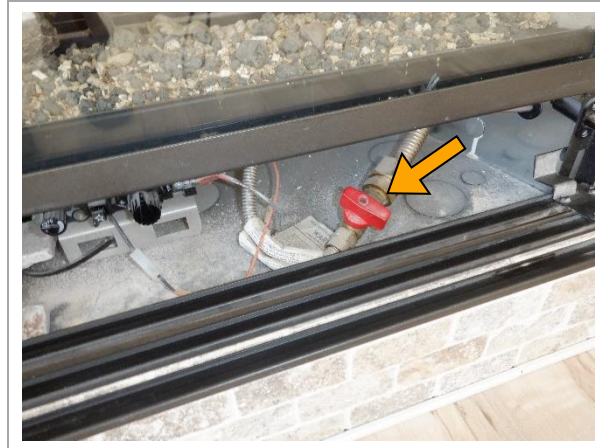
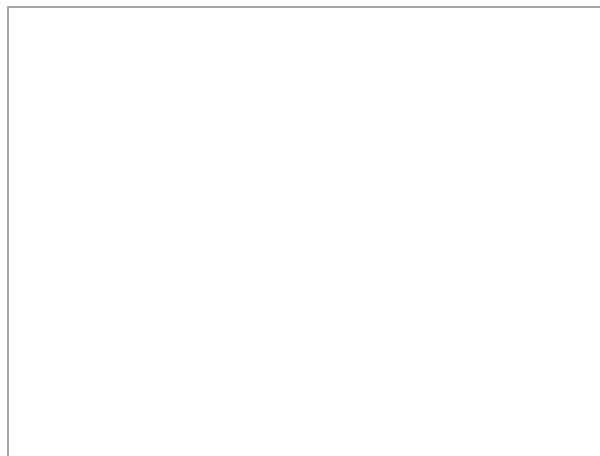
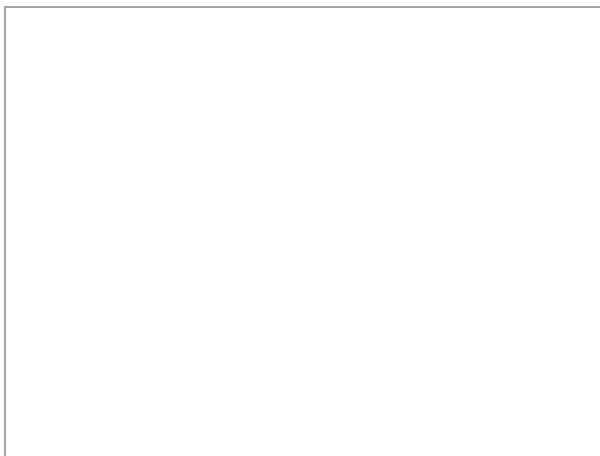
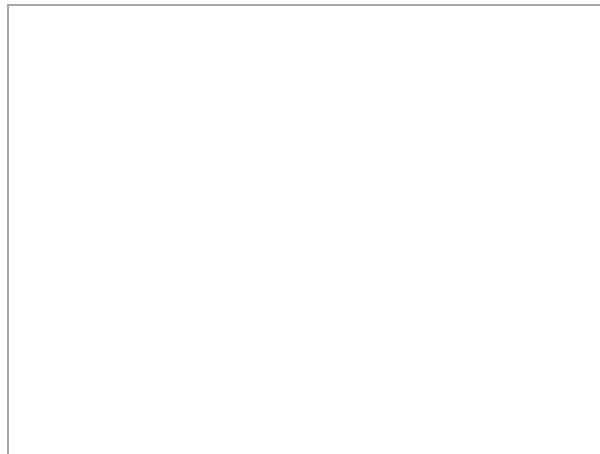
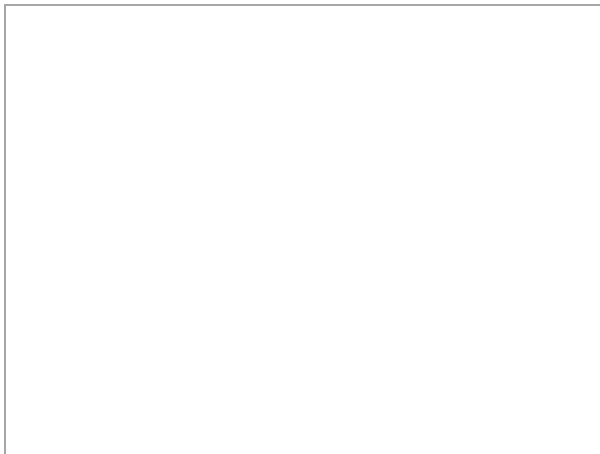


Figure 8.2 – Presence of gas shutoff valve confirmed at fireplace



Section 9 - Attic, Insulation & Ventilation

- ✓ Primary type of attic insulation observed: **Loose fill**
- ✓ Approximate average depth of insulation observed at the unfinished attic floor or roof: **10-12 Inches**
- ✓ General absence of insulation in attic space: **No**
- ✓ General absence of ventilation in unfinished spaces: **No**

For maximum efficiency (in the Larimer County area - DOE Climate Zone 5), the Department of Energy recommends an insulation value of R49 for attic areas. This equates to approximately 19-20 inches of loose fill fiberglass insulation or 14-15 inches of fiberglass batt or loose fill cellulose insulation. For more information visit energy.gov/energysaver/weatherize/insulation.

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
9.1 - Insulation in Unfinished Attic Spaces	■	▒	▒	▒	▒	▒
9.2 - Ventilation in Unfinished Attics, Crawlspace and Foundation	■	▒	▒	▒	▒	▒
9.3 - Mechanical Exhaust Systems - Kitchen, Bathroom, Laundry	■	▒	▒	▒	▒	▒

Observation Details:

Potential Safety Concerns

- No observations «

Other Observations

- No observations «

Notes

- (none) «

Attic, Insulation & Ventilation Photos:



Figure 9.1 – Attic ventilation – ridge/box vents



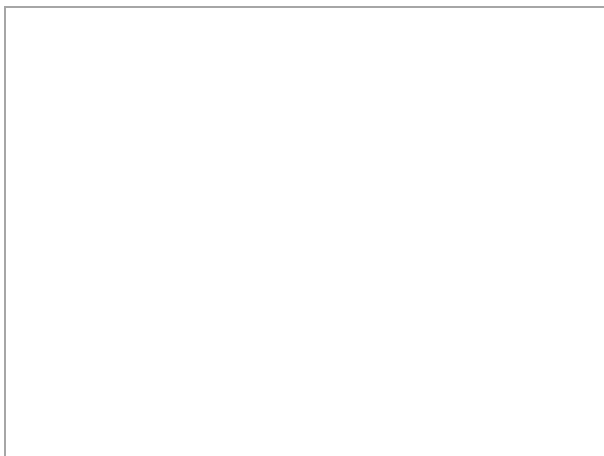
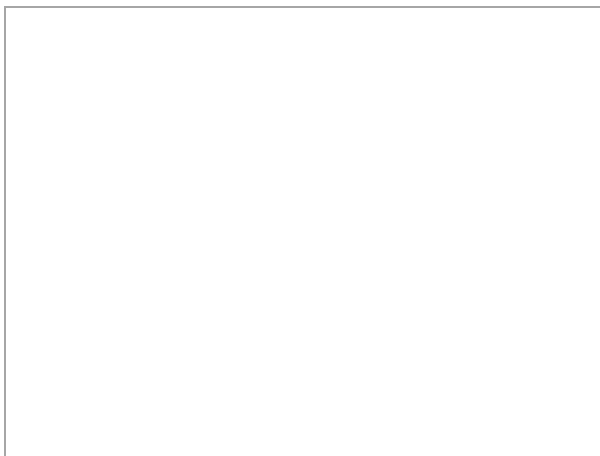
Figure 9.2 – Attic ventilation – soffit vents



Figure 9.3 – Attic insulation overview



Figure 9.4 – Attic insulation depth



Section 10 - Interior & Garage

- ✓ Windows that were obviously fogged or that displayed indications of broken seals: **None observed**
- ✓ Improper spacing between interior balusters, spindles or rails for steps, stairways, guards and railings: **None observed**
- ✓ Garage vehicle door operated manually or with an opener: **Opener**
- ✓ Garage door photo sensors (electric eye) operate and cause the garage door to reverse: **Yes**

Observation Checklist	Inspected	Safety Concern	Other Observation	Limited Access	Not Inspected	Not Applicable
10.1 - Doors and Windows	■	■	■	■	■	■
10.2 - Floors, Walls and Ceilings	■	■	■	■	■	■
10.3 - Interior Stairs, Steps, Landings, Stairways and Ramps	■	■	■	■	■	■
10.3 - Interior Railings, Guards and Handrails	■	■	■	■	■	■
10.4 - Garage Vehicle Doors	■	■	■	■	■	■

Observation Details:

Potential Safety Concerns

- Garage door photo sensors higher than 6 inches above the floor. Photo sensors that are too high above the floor may fail to sense a person or object within the door opening and could lead to property damage or injury. «

Other Observations

- Fogging or staining between glass panes at dining area. Staining or moisture between glass panes may indicate that internal window seals have failed resulting in visual deterioration and a possible reduction in energy efficiency.
- East garage door drags against its frame. Adjustment or repair may be needed. «

Notes

- (none) «

Interior & Garage Photos:

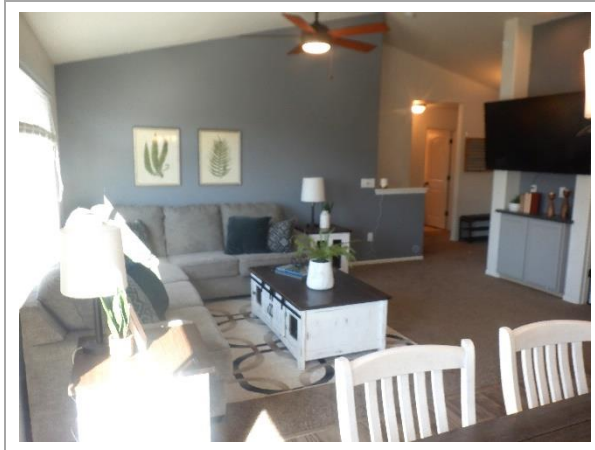


Figure 10.1 - No observations



Figure 10.2 - Overview of garage area.



Figure 10.3 - Garage door photo sensors higher than 6 inches above the floor.



Figure 10.4 - Fogging or staining between glass panes at dining area.



Figure 10.5 - East garage door drags against its frame.



Thanks for choosing HomeSpec!