

GARAGE INSPECTION

SCOPE OF THE GARAGE INSPECTION: (Note: Home inspectors are NOT required to inspect detached garages. Any inspection of the detached garage is done so as a free courtesy only, with no consideration.) The inspector shall observe the attached garage roof covering, structure, wall coverings, foundation, doors & windows, fireshielding, door operator and electrical outlets. The *Home Inspector* must **Report on** whether or not an automatic garage door operator will reverse or stop when it meets reasonable resistance during closing. The garage inspection is limited to those areas or components that were visible and *readily accessible* at time of inspection only. Concealed areas should be re-inspected by YOU prior to commitment.

DISCLAIMERS: A. Stored goods along the perimeter of the garage walls usually limit access for visual examination of the garage structure. Be advised that hidden or concealed defects may exist that were not *readily accessible* at the time of inspection. B. Locked or inaccessible garages are **EXCLUDED** from this report. C. The true condition of door operators, lights and outlets is undetermined if the electricity is shut-down at time of inspection. D. Overhead door openers will NOT be tested if a car is parked beneath, as malfunctions sometimes occur.

GENERAL COMMENTS: A. For your protection, you should re-examine the garage after the owner has removed all vehicles and storage items as concealed defects may exist. Probing & sounding of the wood sills for hidden decay is especially recommended as their closeness to grade level often invites decay or wood boring insect infestation. Call me if your research reveals hidden concerns. B. All attached garages should have intact fireshielding on the inside surface of the wall adjoining the home and the ceiling if living space is above. C. The garage door operator "safety reversing mechanisms" should be tested monthly to prevent personal injury or property damage. D. For electrical safety, all garage outlets should be equipped with modern ground-fault-circuit-interrupter (GFCI) shock protection. E. Fire doors should have a self-closing piston or spring loaded hinges. F. Overhead door openers should be updated by installing infrared sensors when not present.

1. TYPE OF GARAGE:

Description: 2 car attached garage.

2. OBSTRUCTIONS THAT RESTRICTED INSPECTION:

None.

3. ROOF COVERING WHERE ACCESSIBLE:

TYPE OF MAIN ROOF COVERING:

ASPHALT / FIBERGLASS SHINGLES PRESENT: As viewed, the roof structure appears to be covered with asphalt and fiberglass composition shingles.
Analysis: This material is the most common roof covering used in this part of the country and typically provides many years of service when installed properly and maintained. However, asphalt shingles are **NOT** designed to last the life of the home and will require eventual routine age replacement. Replacement should be a budgeted item and should be scheduled before leakage occurs. The service life of the material varies and depends on variable such as: the initial shingle weight or quality, the steepness or pitch of the roof, the amount of attic ventilation, the number of roofing layers and the orientation of the home to the sun. (Note: Average weight shingles last approximately 15-20 years, heavy duty shingles last 25-30 years depending on the quality, ventilation, climate and installation. Without knowing the specific manufacturer and model of the shingle, it is impossible to determine the actual expected service life within the scope of this inspection.)

During ownership, you should conduct an annual roofing inspection to make sure that the condition of the roof is functional or fulfilling it's objective of shedding water before leakage occurs. Look for missing or loose materials, split shingles, areas of storm damage, blown-off shingles, curling shingles, loss of granules, exposed felt mat or other age defects and perform repairs as required to extend service life.

Approximate age of roof:

Unknown - further research is advised. You should consult the owner to verify the age of the roof so that a budget can be established for future age replacement.

CONDITION:**** FUNCTIONAL with EXCEPTIONS as noted below:**

Observation: The roof covering was 100% covered by **SNOW** at the time of inspection.

Analysis: The true condition of the roof covering is undetermined as it was ***not readily accessible*** for inspection. Further investigation is needed to determine if there are concealed defects.

Recommendation: As I was unable to determine the condition of the roof, a professional roof inspection and certification are advised prior to the close of escrow. The condition of the roof covering requires further research now and also during the first thaw. You should ask the owner the following disclosure questions:

- What type(s) of roof covering(s) is present?
- How old is the roof covering(s)?
- When do you expect that age replacement will be needed?
- Does the roof leak?
- Are there any seasonal performance problems such as ice dams?
- Have the flashings ever leaked?
- Ask if the owner is willing to memorialize in writing that there are no problems with the roof covering.

You should discuss the unknown condition of the roof covering with your attorney NOW, prior to commitment. If the owner is not willing to provide assurance that there are no problems, then perhaps an agreed upon sum of money can be retained in escrow until inspection is possible. Furthermore, you should visit the local building department and perform a "permit search" to determine the last date of roof covering replacement on file. Be advised that roof coverings are NOT designed to last the life of the home. All roof coverings eventually require age replacement at significant expense - such expenses should be budgeted. (Note: Be advised that most 3-tab asphalt / fiberglass shingle roof coverings have a design life of 15-20 years, roll roofing design life = 8-10 years.)

If you have great concerns or your research reveals suspicions of problems, you may want the home inspector to return and evaluate the roof when the roof is bare and weather permits. A TRAVEL FEE AND MINIMUM HOURLY RATE WILL BE CHARGED. Exact pricing and scheduling arrangements can be made by contacting this office.

VISIBLE PROBLEMS:

Observation: The *readily accessible* roof coverings did not exhibit any visible problems at time of inspection.

Analysis: Where accessible and by the method observed, the roof covering appears functional with wear & tear appropriate for it's estimated age.

Recommendation: You should ask the owner to disclose the age of the roof covering for so that you can establish a budget for future age replacement.

4. GARAGE SIDING & CONDITION WHERE EXPOSED:

SIDING TYPE & CONDITION:

* **FUNCTIONAL** siding with wear & tear appropriate for age & materials where *readily accessible* at time of inspection.

Observation: The aluminum siding outside corners are dented, damaged or loose.

Analysis: One of the disadvantages of aluminum siding and trim is that it can be easily damaged when struck. Maintenance repairs are needed.

(Note: Be advised that while repair is fairly simple for a tradesman, the availability of matching siding is undetermined.)

Recommendation: You should hire a siding contractor to remove all damaged components and to install new materials where required.



5. GARAGE DOORS & WINDOWS:

DOOR & WINDOW CONDITIONS:

** **FUNCTIONAL** with **EXCEPTIONS** noted:

6. WAS THE GARAGE DOOR OPERATED?

Type of overhead door:

YES, the overhead doors were operated manually because they where not attached properly to the tracks. This disconnect was most likely when the home was winterized.

7. GARAGE STRUCTURE WHERE EXPOSED:

CONDITION OF STRUCTURE:

* **FUNCTIONAL** with wear & tear appropriate for age where *readily accessible* and exposed at time of inspection.

Observation: Hairline cracks are present in the garage concrete floor or walls.

Analysis: In my opinion, such small cracks do not represent a serious problem. However, such cracks can allow heat loss, pest access, radon gas entry and water infiltration.

Recommendation: Consider optional maintenance patching of the cracks and them monitor for future movement.

8. GARAGE ELECTRICAL SYSTEM WHERE EXPOSED:

**GARAGE
ELECTRICAL
SYSTEM:**

* **FUNCTIONAL** where *readily accessible* at time of inspection.
Resource: <http://www.cpsc.gov/cpscpub/pubs/523.html>

9. FIRE SAFETY:

**CONDITION OF
ATTACHED
GARAGE FIRE
SAFETY:**

Observation: The required fireshield on the separation wall or ceiling between garage & attached portions of the house is incomplete.

Analysis: **** **UNSAFE**. This is a **FIRE HAZARD**.

Recommendation: Hire a drywall contractor to repair or install a 5/8" type "X" sheetrock fireshield as required for safety.

10. OVERALL CONDITION / RECOMMENDATIONS:

**GARAGE
SUMMARY:**

** In my opinion, the garage is **FUNCTIONAL**, but **EXCEPTIONS** were noted as needing repair or updating.