

HOME INSPECTOR



HOMEFIRST INSPECTIONS



RESIDENTIAL INSPECTION

1234 Main St.
Newnan Georgia 30263

Buyer Name
05/17/2019 9:00AM



Inspector

Ryan Grubbs
Internachi CPI
6786334647

info@homefirstinspections.com



Agent

Agent Name
555-555-5555
agent@spectora.com

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Thank you for choosing [HomeFirst Inspections](#) to perform your home inspection!

The inspection itself and the inspection report comply with the requirements of the Standards of Practice of Georgia as well as the International Association of Home Inspectors. These Standards of Practice define the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report. We have attached them to this report and linked them in your inspection agreement for your convenience.

This Inspection Report is based on a *visual, non-invasive, snapshot-in-time* inspection of readily accessible installed systems and components, for a fee, and designed to identify defects within specific systems and components defined by these Standards of Practice that are both observed and deemed material by the inspector. While every effort is made to identify and report all current or potential issues, please understand that there are simply areas that are not visible or accessible such as within the wall structure or slab, hidden components of appliances, areas blocked by personal property/storage, etc.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed and deemed material on the date of the inspection. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that are concealed or occur after the inspection.

A material defect is a specific issue with a system or component that may have a significant, adverse impact on the value of the property, that is not in normal working order, and/or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.

An inspector is considered to be a "Generalist" in that the job is to identify and report potential issues rather than diagnose the specific cause of repair items or the method or materials for repair. For this reason, you will find that it is sometimes recommended to seek further evaluation by a qualified professional.

The report includes **Informational** data on various components of the home, **Limitations** that affected the ability to inspect certain items/areas, and **Recommendations** for items that require immediate or future attention.

Recommendations are organized into three categories by level of severity:

1) Upgrades and/or Minor Maintenance Recommendations - These recommendations are more informational in nature and represent more of a future to-do list rather than something you might use as a negotiation or seller-repair item. A Summary Report can be created should you choose to view a report without these minor items.

2) Moderate Recommendations - Most items typically fall into this category. These

recommendations may require a qualified contractor to evaluate further and repair or replace, but the cost is somewhat reasonable. These recommendations may also include maintenance items that if left unattended could result in further degradation of the home and/or create a significant safety concern.

3) Significant and/or Safety Concerns - This category is composed of immediate safety concerns and/or items that could represent a significant expense to repair/replace.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report is copyrighted and may not be used in whole or in part without our express written permission.

This is meant to be an Honest, Impartial, Third-Party assessment. I am more than happy to discuss anything in more detail.

Please reach out if you have any questions or need further explanation on anything identified in this report.

1: INSPECTION DETAILS

Information

Invoice, Warranty, Contractors:
Link Below

A copy of your invoice can be found below.

Invoice

General: Home Set-Up and Maintenance

[Click Here for Your Home Set-Up and Maintenance Guide](#)

General: In Attendance

Client, Client's Agent, Termite Inspector

General: Weather Conditions
Partly Cloudy

General: Type of Building
Detached, Single Family

General: Occupancy
Occupied

General: Utilities On

Invoice, Warranty, Contractors: 90 Day Warranty & 5 Year Roof Leak Gurantee

Your home is covered by a 90 day warranty free of charge.

We also provide 5 year roof leak coverage free of charge with every home inspection.



Invoice, Warranty, Contractors: Order 18 Month Warranty

You have the ability to purchase an 18 month warranty for the price of 12 months since we performed your home inspection.

To see prices and learn more click the link below.

[18 Month Warranty Details](#)

General: Temperature (Approximate)

84 Fahrenheit (F)

The outside temperature will impact various portions of the inspection. If its too cool, we will be unable to fully test the A/C.

General: Orientation and Location References

Orientation:

For the sake of this inspection the front of the home will be considered as the portion of the home facing the road. References to the "left" or "right" of the home should be construed as standing in the front yard and facing the front of the home.

Location References:

For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

Limitations

Recommendations

1.2.1 General

OBTAIN INFORMATION



We recommend obtaining from the Owner (and Public Records) all available Information, User's Guides/Owner's Manuals, Receipts, Warranties, Permits, Insurance Claims, and Warranty Transferability & Fees regarding the Repairs, Upgrades, and Components of the Home & Lot.

2: EXTERIOR

Information

Mailbox Picture

Siding, Flashing & Trim: Siding
Material

Driveways & Walkways:
Driveway Material



Brick Veneer

Concrete



Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Material

N/A

Inspection Method

Visual

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Note: The General Home Inspection does not include inspection of detached structures, landscaping, landscape irrigation and drainage systems, fencing, ponds, fountains, decorative items, well & septic systems, or swimming pools/spas unless pre-arranged as ancillary inspections.

Comment on any nearby water courses is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

Environmental issues are outside the scope of a home inspection. This includes issues such as mold, lead-based paint, radon, asbestos, meth, rot, pests, and wood-destroying organisms.

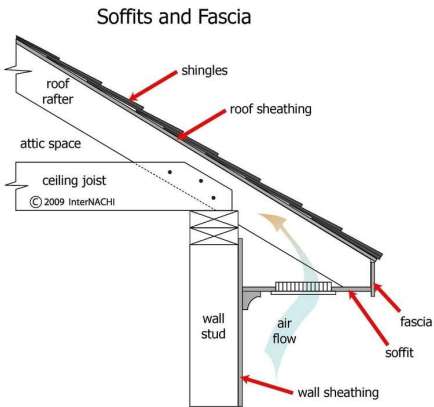
Exterior Photos





Eaves, Soffits & Fascia: Eaves, Soffits and Fascia

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.



Patios, Decks, Balconies, Appurtenances: Appurtenances Pictures & Videos



Limitations

General

INSPECTION LIMITED/PREVENTED BY:

Car &/or Storage in Garage, New Finishes/Paint/Trim, Vines/Shrubs/Trees Against the Wall

Recommendations

2.1.1 Exterior Doors

EXTERIOR DOOR(S) DAMAGED

 Moderate Item

Exterior door(s) have damage in one or more areas. Please see individual picture comments for more specific information.

Recommendation

Contact a qualified professional.



Rear Entry. Apparant dog scratches

2.2.1 Window Exteriors

SCREENS - DAMAGED AND/OR MISSING.

 Moderate Item

One or more screens were damaged and/or missing at the time of the inspection.

Recommendation

Contact a qualified window repair/installation contractor.



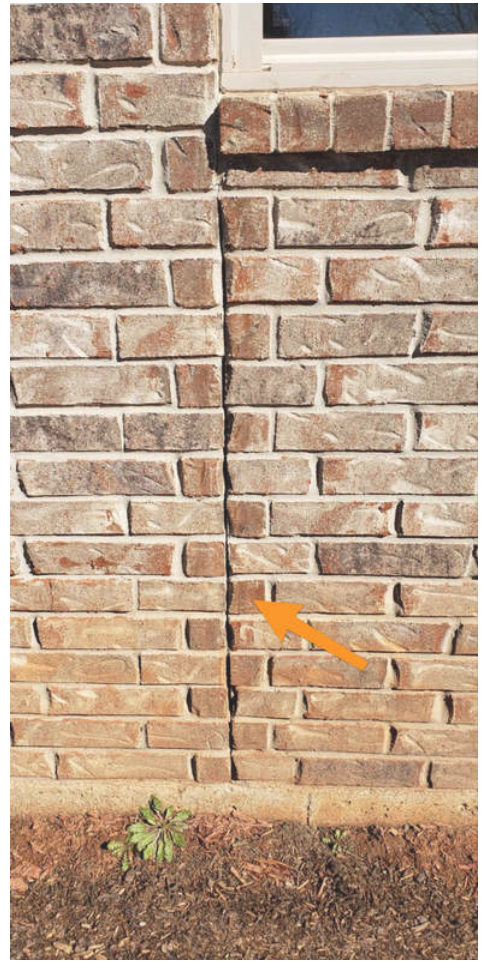
Rear of Home. Multiple Locations

2.3.1 Siding, Flashing & Trim

EXPANSION JOINT SEALANT MISSING

Expansion joint sealant is missing.

 Moderate Item



Multiple Locations

2.5.1 Eaves, Soffits & Fascia

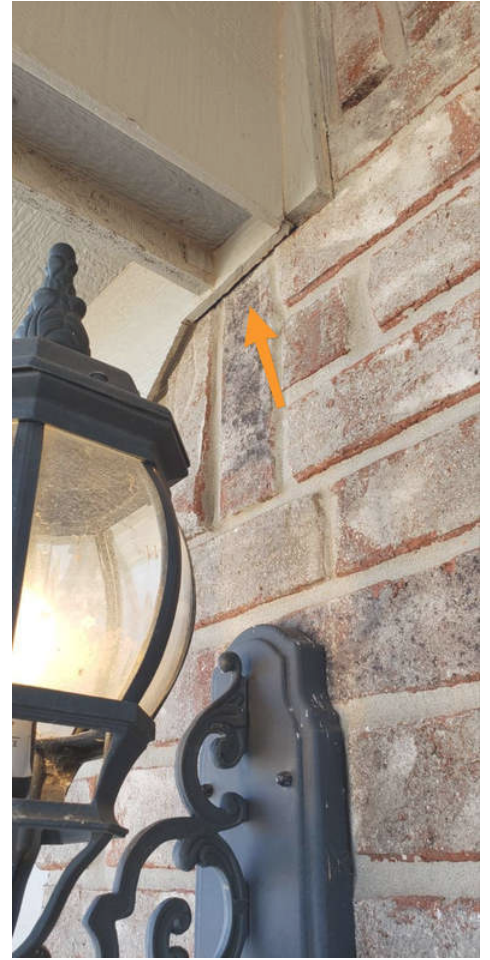
CAULKING NEEDED

Recommend caulking to prevent moisture intrusion and wood rot.

Recommendation

Contact a qualified professional.

Moderate Item



Front of home

3: ROOF

Information

Inspection Method

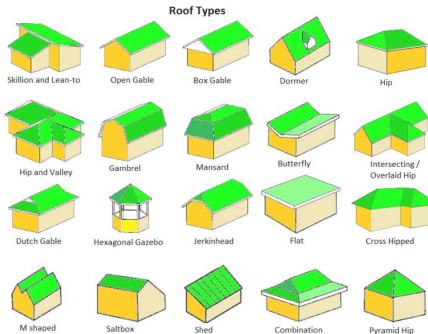
Walked the Roof

Roof Type/Style

Gable, Hip

Roof Age

12 Years



Roof Age Determined By

MLS Listing

Coverings: Material

Asphalt

Coverings: Number Of Layers

1 Layers

Underlayment: Underlayment Material

Mostly Hidden, #30 Felt Paper

Roof Drainage Systems: Gutter Material

Aluminum

Flashings: Material

Galvanized Metal

**Skylights, Chimneys & Other
Roof Penetrations: Chimney Cap
Material**
N/A

**Skylights, Chimneys & Other
Roof Penetrations: Chimney
Liner Material**
N/A

General Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

Roof Photos



Flashings: General Flashing Description

Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys).

Limitations

Underlayment

UNDERLAYMENT DISCLAIMER

The underlayment was hidden beneath the roof-covering material. Some edges may have been visible. It was not fully inspected, and the Inspector disclaims responsibility for evaluating its condition or confirming its presence.

Recommendations

3.1.1 Coverings

COMMENSURATE GRANULE LOSS

The roof coverings have normal granule loss consistent with its age.



3.1.2 Coverings

EXPOSED FASTENERS

 Moderate Item

Seal exposed fasteners to prevent moisture intrusion.



Multiple Locations

3.1.3 Coverings

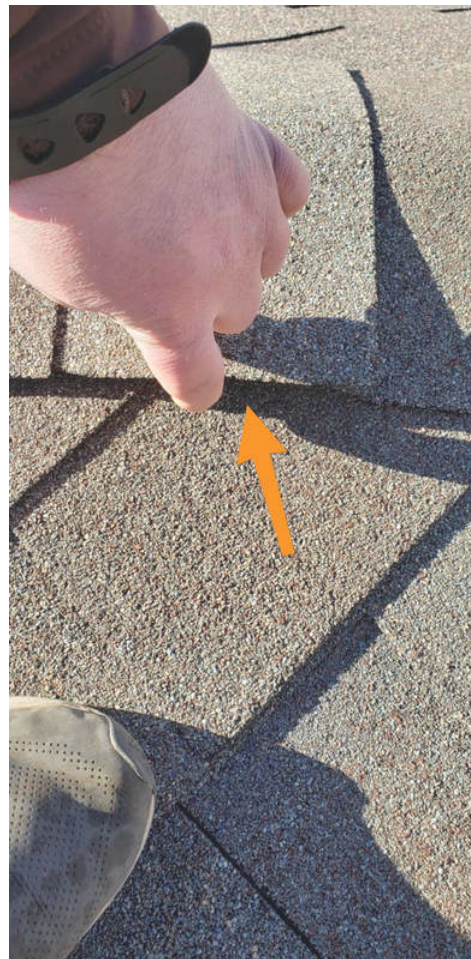
VALLEY(S) NOT SEALED

Moderate Item

One or more roof valleys and/or ridges were not properly sealed at time of inspection. It is recommended to properly seal the valley and/or ridge to avoid water intrusion.

Recommendation

Contact a qualified roofing professional.



Entire ridgeline

3.3.1 Roof Drainage Systems

NO OR PARTIAL GUTTERS

Moderate Item

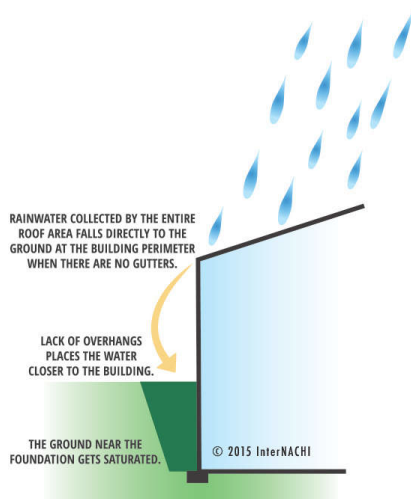
There is no or partial guttering on the structure. We recommend installing guttering to all applicable areas of the structure.

Recommendation

Contact a qualified gutter contractor



Multiple Locations



3.3.2 Roof Drainage Systems

 Moderate Item**DOWNSPOUTS DRAIN NEAR HOUSE**

One or more downspouts drain too close to the home's foundation. [Adjust downspout extensions to drain at least 4-6 feet from the foundation.](#)

Recommendation

Contact a qualified gutter contractor



Multiple Locations



Multiple Locations

3.4.1 Flashings

 Moderate Item**ROOF EDGE FLASHING MISSING**

Areas of the roof were missing roof edge flashing. Lack of roof edge flashing leaves the edges of roof sheathing and underlayment exposed to potential moisture damage from wood decay and/or delamination. The inspector recommends replacement of roof edge flashing in areas where it is missing. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified roofing professional.

4: ATTIC, INSULATION & VENTILATION

Information

Roof Structure & Attic: Material

2" by 6" Rafters/Roof Joists, 24" Centers

Attic Insulation: Insulation Type

Blown, Fiberglass

Attic Ventilation: Ventilation Type

Turtle Vents



Exhaust Systems: Kitchen Exhaust Present

See Built-In Appliances Section for More Information

Exhaust Systems: Bathroom Exhaust Present

Fan with Light

Attic Photos



Attic Insulation: R - Value

R-32

R-VALUE BY TYPE

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

Any estimates of insulation R values or depths are rough average values. Insulation/ventilation type and levels in concealed areas, like exterior walls, are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Attic Ventilation: Attic Ventilation Disclaimer

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace

hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices that are poorly designed or installed can reduce the system performance.

Limitations

5: DOORS, WINDOWS & INTERIOR

Information

Environmental: Environmental & Windows: Window Type

Odors

None

Double-hung

Floors: Floor Coverings

Hardwood, Tile



Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Laundry Facilities: Dryer Power Source

220 Electric

Laundry Facilities: Dryer Vent Material

Metal

Laundry Facilities: Dryer Exhaust

Vented to Exterior

Minor Wear

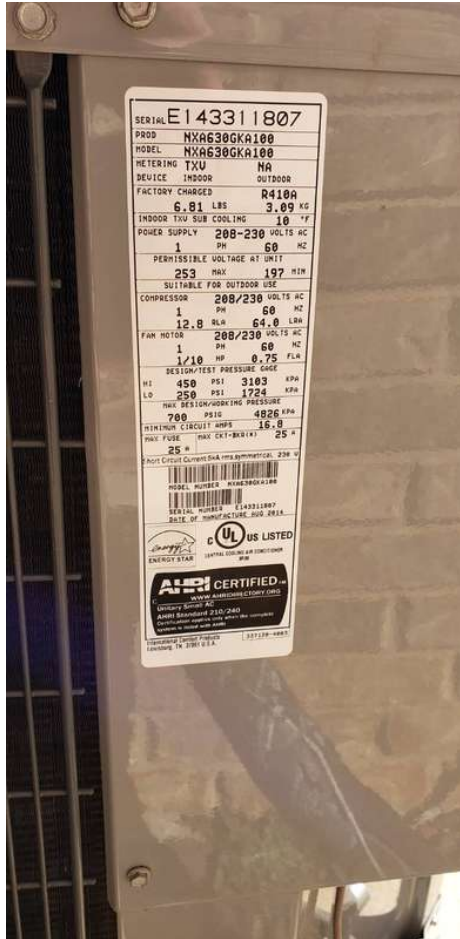
The home interior showed minor general wear and deterioration commensurate with its age.

Limitations

6: HEATING & COOLING

Information

Cooling Equipment: Data Plate Photo(s)



Cooling Equipment: Brand
Lennox

Cooling Equipment: Energy Source/Type
Electric

Cooling Equipment: Age
5

Typical Life Expectancy: 12-15 Years

Cooling Equipment: Cooling Capacity/Tonage
5 Tons

Cooling Equipment: Refrigerant Type
R-410A

Cooling Equipment: Temperature Differential
35

Furnace Photos

Heating Equipment: Brand & Location
Lennox



Heating Equipment: Energy Source

Natural Gas

Heating Equipment: Heat Type

Gas-Fired Heat

Heating Equipment: Efficiency

High

Heating Equipment: Approximate Capacity/BTU

68000 Unknown

Heating Equipment: Temperature Differential

30

Distribution Systems: Ductwork

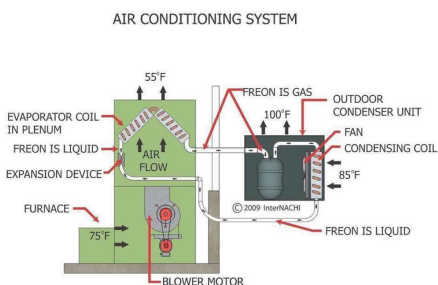
Insulated

Disclaimer

Inspection of home cooling systems typically includes visual examination of readily observable components for adequate condition, and system testing for proper operation using normal controls. Cooling system inspection will not be as comprehensive as that performed by a qualified heating, ventilating, and air-conditioning (HVAC) system contractor. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified HVAC contractor.

Cooling Equipment: Split System

The air conditioning system was a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air. Evaporator coils designed to collect heat from the home interior were located inside a duct at the furnace and were not directly visible.



Split A/C System

Disclaimer

Inspection of heating systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

Inspection of heating systems typically includes:

- system operation: confirmation of adequate response to the thermostat
- proper location
- proper system configuration
- component condition
- exterior cabinet condition
- fuel supply configuration and condition
- combustion exhaust venting
- air distribution components
- proper condensation discharge
- temperature/pressure relief valve and discharge pipe: presence, condition, and configuration

Heating Equipment: Equipment Inspection

Inspection of the furnace typically includes examination/operation of the following:

- cabinet exterior
- fuel supply and shut-off (not tested)
- electrical shut-off
- adequate combustion air
- proper ignition
- burn chamber conditions (when visible)
- exhaust venting
- air filter and blower
- plenum and ducts
- response to the thermostat
- return air system
- condensate drain components (where applicable)

Heating Equipment: Age

5

Typical Life Expectancy:

Conventional/Mid Efficiency: 18-25 Years

High Efficiency: 10-15 Years

Limitations

7: PLUMBING

Information

Water Source

Public

Water Flow and Pressure

Average

Main Water Shut-off Device:

Location

Streetside, Bedroom closet



Master Closet

Sewage & Drain, Waste, & Vent (DWV) Systems: Sewage System Type

Public

Sewage & Drain, Waste, & Vent (DWV) Systems: Drain, Waste, and Venting Material

PVC

Fixtures, Water Supply, & Distribution Systems: Water Supply Material

Pex

Fixtures, Water Supply, & Distribution Systems: Distribution Material

Pex

Fixtures, Water Supply, & Distribution Systems: Water Filter

None

Hot Water Systems, Controls, Flues & Vents: Data Plate Photo(s)



**Hot Water Systems, Controls,
Flues & Vents: Power Source &
Type**
Gas

**Hot Water Systems, Controls,
Flues & Vents: Capacity (Gallons)**
40

**Hot Water Systems, Controls,
Flues & Vents: Age**
5 Years
Typical Life Expectancy:
Conventional: 8 to 12 Years
Tankless: 20 Years

**Fuel Storage & Distribution
Systems: Main Gas Shut-off
Location**
Gas Meter



General

Inspection of the plumbing system typically includes visual examination of:

- water supply pipes
- drain, waste and vent (DWV) system
- water heater (type, condition and operation)
- sewage disposal system (designation as public or private)
- gas system
- sump pump (confirmation of installation/operation)

Main Water Shut-off Device: Water Meter

We checked the main water meter for evidence of hidden leaks and found none.



Sewage & Drain, Waste, & Vent (DWV) Systems: Plumbing Clean-Out Location
Front Yard, Under Kitchen Sink



Fixtures, Water Supply, & Distribution Systems: No over-flow drains

There are no over-flow drains at the bathroom sink or sinks. Never walk away from sink while filling with water.



All Bathrooms

Hot Water Systems, Controls, Flues & Vents: Brand & Location

Bradford White

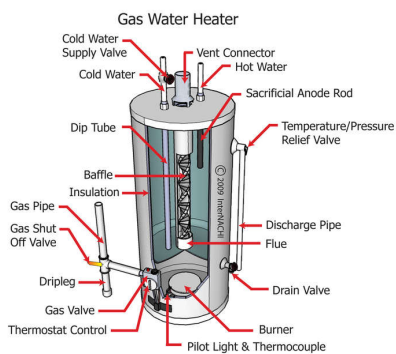
Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

[Here is a nice maintenance guide from Lowe's to help.](#)



Hot Water Systems, Controls, Flues & Vents: Gas Water Heater

This water heater was gas-fired. Gas water heaters heat water using a gas burner located in a chamber beneath the water tank. The gas control mechanism contains safety features designed to prevent gas from leaking into the living space if the burner should fail for some reason. Gas-fired water heaters must be properly installed so that the gas fuel is safely delivered to the water heater and so that the water heater safely exhausts the products of combustion to the home exterior. Gas-fired water heaters can be expected to last the length of the stated warranty and after its expiration may fail at any time.



Gas Water Heater

Fuel Storage & Distribution Systems: CSST Gas Distribution Piping

None

Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor.

Limitations

Sewage & Drain, Waste, & Vent (DWV) Systems

MOST DWV PIPES NOT VISIBLE

Most drain, waste and vent pipes were not visible due to wall, ceiling and floor coverings.

Fixtures, Water Supply, & Distribution Systems

MOST NOT VISIBLE

Most water distribution pipes were not visible due to wall, floor and ceiling coverings. The Inspector disclaims responsibility for inspection of pipes not directly visible.

Recommendations

7.3.1 Fixtures, Water Supply, & Distribution Systems

 Moderate Item

TOILET(S) LOOSE

One or more toilets was noted as being loose where it attached to the floor. Leaks can occur if not repaired.

Recommendation

Contact a qualified plumbing contractor.



Guest Bath

8: ELECTRICAL

Information

Electrical Photos

**Service Entrance Conductors:
Location**
Left side of home

**Service Entrance Conductors:
Electrical Service Conductors**
Below Ground



Branch Wiring, Circuits, Breakers & Fuses: Branch Wire Material
Copper

Branch Wiring, Circuits, Breakers & Fuses: Wiring Method
Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Garage

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Bryant

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Service Size
100 Amps

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Disconnect/Service Box Rating
100 Amps

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
None

Limitations

Branch Wiring, Circuits, Breakers & Fuses

BRANCH CIRCUIT LIMITATION

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

Lighting Fixtures, Switches & Receptacles

DISCLAIMER- SWITCHES

Switches are sometimes connected to fixtures that require specialized conditions, such as darkness or movement, to respond. Sometimes they are connected to electrical receptacles (and sometimes only the top or bottom half of an receptacle). Often, outlets are inaccessible due to furniture or other obstructions. This being said, functionality of all switches in the home may not be confirmed by the inspector.

Recommendations

8.6.1 Smoke Detectors & Carbon Monoxide Detectors



Upgrade/Maintenance Item

CARBON MONOXIDE DETECTORS

We recommend carbon monoxide detectors are installed in the home and maintained according to manufacturer's instructions.

8.6.2 Smoke Detectors & Carbon Monoxide Detectors



Upgrade/Maintenance Item

SMOKE DETECTORS

We recommend having smoke detectors in the home: (1) In all sleeping rooms, (2) Hallways outside of sleeping areas in immediate vicinity of the sleeping rooms. (3) On each level of the dwelling unit including basements. (4) If separated by a door, we also recommend having smoke detectors in the dining room, furnace room, utility room, and hallways not protected by the required Smoke Alarms. The installation of Smoke Alarms in kitchens, unfinished attics, or garages is not normally recommended, as these locations occasionally experience conditions that can result in improper operation. We recommend installing smoke detectors according to the manufacturers instructions as well as regularly testing and monitoring smoke detectors as their batteries need to be replaced and/or the smoke detectors expire and should be replaced periodically per the manufacturer's instructions.

9: BUILT-IN APPLIANCES

Information

General Appliance Operation

Note: Appliances are operated at the discretion of the Inspector

Range: Range Energy Source

Gas

Range Hood/Exhaust System:

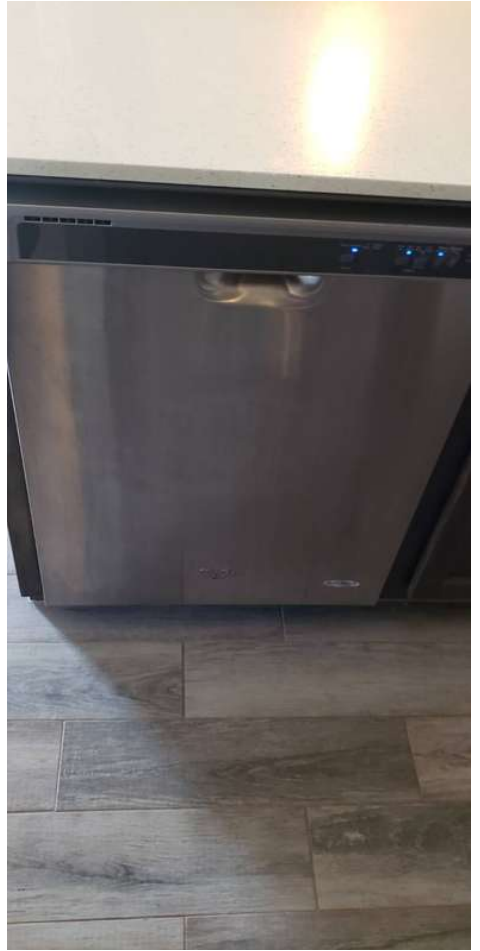
Type

Recirculating

Good Working Order

All appliances seemed to be functional and working as intended at the time of the inspection.

Appliance Pictures & Videos



Dishwasher: High Loop Present

The dishwasher had a high loop installed in the drain line at the time of the inspection. The high loop is designed to prevent wastewater from contaminating the dishwasher. This is a proper condition.

Limitations

Range

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

Wall Oven

LIMITED INSPECTION

The General Home Inspection testing of ovens does not include testing of all oven features, but is limited to confirmation of bake and broil features. You should ask the seller about the functionality of any other features.

10: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Inspection Method

Visual

Foundation: Material

Concrete, Slab on Grade

Floor Structure: Material

Concrete, Slab

Floor Structure: Sub-floor

Inaccessible

Floor Structure:

Basement/Crawlspace Floor

N/A

Wall Structure: Wood Frame -

Brick Veneer

Ceiling Structure: Sheetrock

Limitations

11: GARAGE

Information

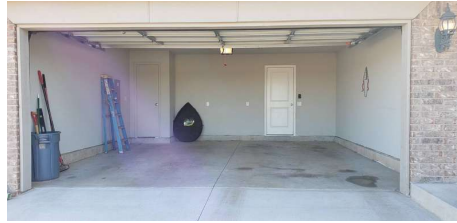
Size/Type

2-Car

Garage Photos

Garage Door & Opener: Type

Sectional



Garage Door & Opener: Material Metal

Garage Door & Opener: Number of Garage Vehicle Door Openers

1

Garage Introduction

Inspection of the garage typically includes examination of the following:

- general structure
- floor, wall and ceiling surfaces
- operation of all accessible conventional doors and door hardware
- overhead door condition and operation including manual and automatic safety component operation and switch placement
- proper electrical condition including Ground Fault Circuit Interrupter (GFCI) protection
- interior and exterior lighting
- stairs and stairways
- proper firewall separation from living space
- proper floor drainage

Garage Door & Opener: Overhead Door Introduction

Inspection of overhead garage doors typically includes examination for presence, serviceable condition and proper operation of the following components:

- door condition
- mounting brackets
- automatic opener
- automatic reverse
- photo sensor
- switch placement
- track & rollers
- manual disconnect

Limitations

Recommendations

11.1.1 Garage Door & Opener

FLOOR SENSORS TOO HIGH Moderate Item

Floor sensors are recommended to be placed 4-6 inches above the floor.

