



Detached Garage

Description

		Major Deficiency	Item of Interest	Maintenance Item	No Issues
Size	1 Car	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roof Covering	Asphalt Shingles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulated	No	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wall Finish	Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling Finishes	Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floor Surfaces	Unfinished Concrete	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Overhead Doors	Wood - Automatic	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Entry Doors	Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window Style	Sliding and Casement - Single Glazed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Window Frames	Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations

Item of Interest - The garage roof covering is approaching the end of it's useful life and should be replaced within the next few years.

Areas of the garage could not be inspected because home owner belongings prevented access.

Moss was growing on the north side of the garage roof covering at the time of inspection. It is recommended to remove the moss, increase sunlight and reduce moisture effects on the roof covering.

The garage was covered by multiple layers of shingles.

A large crack was observed in the garage floor . Although the crack is large it does not appear to be structurally significant. It is recommended that the crack is filled and monitored. If the crack expands further or shifts a foundation contractor should be contacted to evaluate and repair the crack.

The single glazed windows should be re-glazed, scraped and painted.

The windows in the garage would not open.

There was no auto reverse function on the automatic doors and it is recommended that auto reverse be installed.

Limitations

Please refer to the pre-inspection agreement for a detailed explanation of the scope of this inspection. As described in this agreement, this is a visual inspection only. Only a representative sampling of outlets and light fixtures were tested.