



GOLDEN GATE HOME INSPECTIONS

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<https://goldengatehomeinspections.com>



HOME INSPECTION REPORT

1234 Main St. El Cerrito CA 94530

Buyer Name

12/13/2020 9:00AM



Inspector

Jake Lyon

ASHI Home Inspector

415-878-1331

service@goldengatehomeinspections.com



Agent

Agent Name

555-555-5555

agent@spectora.com

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Thank you for allowing us to inspect your property. Below you will find the findings of our inspection, analysis, and observations. If you have any questions about the report please feel free to contact us by phone or email.

Thank you,
The Golden Gate Home Inspections Team

PLEASE NOTE: In each of the observations below we have noted an appropriate tradesman to contact for the type of work referenced in the observation. For your information, we only recommend working with licensed tradesmen and, depending on the type of work, bonded as well. We do not recommend doing this work yourself nor to work with anyone who is unlicensed as it can lead to unpredictable results.

SUMMARY



ITEMS INSPECTED



INFORMATIONAL







RECOMMENDATION



SAFETY HAZARD

-
- ⊖ 2.4.1 Roof - Roof Drainage Systems: Debris
 - ⊖ 3.2.1 Exterior - Exterior Doors: Separation at Trim-to-Trim Connections
 - ⊖ 3.3.1 Exterior - Siding, Flashing & Trim: Cracking and Micro-cracking in Stucco
 - ⊖ 3.3.2 Exterior - Siding, Flashing & Trim: Cracking, Chipped, & Missing Paint
 - ⊖ 3.3.3 Exterior - Siding, Flashing & Trim: Flashing/Trim Compromised
 - ⊖ 3.3.4 Exterior - Siding, Flashing & Trim: Stucco To Earth Contact
 - ⊖ 3.6.1 Exterior - Decks, Balconies, Porches & Steps: Drain insufficient
 - ⊖ 3.7.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Vegetation Touching House
 - ⊖ 3.8.1 Exterior - Windows: Dry Rot
 - ⊖ 3.8.2 Exterior - Windows: Separations at Siding-to-trim Connections
 - ⊖ 4.2.1 Interior - Walls: General Damage
 - ⊖ 4.2.2 Interior - Walls: Moisture Damage
 - ⊖ 4.3.1 Interior - Ceilings: Settling Cracks
 - ⊖ 4.6.1 Interior - Windows: Difficult to Open
 - ⊖ 4.6.2 Interior - Windows: Window Sill Damage
 - ⚠ 4.7.1 Interior - Electrical: Ungrounded 3 Prong Receptacles
 - ⚠ 4.7.2 Interior - Electrical: Ungrounded Outlets
 - ⊖ 4.8.1 Interior - Smoke & Carbon Monoxide Detectors: Batteries
 - ⚠ 4.8.2 Interior - Smoke & Carbon Monoxide Detectors: Missing Smoke Detectors
 - ⊖ 4.9.1 Interior - Fireplace: Recommend Cleaning
 - ⚠ 5.4.1 Kitchen - GFCI: GFCI Protection Not Installed
 - ⚠ 6.4.1 Master Bathroom - GFCI & AFCI: No GFCI Protection Installed
 - ⊖ 6.10.1 Master Bathroom - Walls: Cracking
 - ⊖ 6.11.1 Master Bathroom - Ceilings: Mold-Like Substance
 - ⊖ 10.2.1 HVAC - Heating Equipment: Beyond Normal Useful Life
 - ⊖ 11.2.1 Structural - Foundation: Cracking - Minor
 - 🔧 11.6.1 Structural - Basements & Crawlspace: Asbestos
 - ⊖ 12.2.1 Garage - Garage Door: Dry Rot
 - ⚠ 12.5.1 Garage - Occupant Door (From garage to inside of home): Non Fire Rated Door
-

-
-  12.5.2 Garage - Occupant Door (From garage to inside of home): Not Self-closing
 -  12.6.1 Garage - Receptacles: Open Junction Box
 -  12.7.1 Garage - Floor: Ponding
 -  12.8.1 Garage - Ceiling: Moisture Intrusion

1: INSPECTION DETAILS

Information

In Attendance Home Owner, Listing Agent	Occupancy Furnished, Occupied	Temperature (approximate) 52 Fahrenheit (F)
Type of Building Single Family	Weather Conditions Cloudy, Light Rain	

Inspection Overview

- The home appeared to be in serviceable condition with some notes that stood out:
- Windows throughout the home appeared to need repair or replacement**
 - The ground floor exterior window frames all had dry rot and trim to trim separations.
 - The 2nd-floor aluminum framed windows had signs of long-term moisture intrusion in sills and aprons and the plaster wall material beneath them.
 - The furnace appears to have reached the end of its useful lifespan.
 - Significant ponding was observed on the garage floor.

See notes below for additional inspection items as well as recommendations for licensed tradesmen in relation to these inspection items. We strongly recommend reading our entire report.

Older Homes: FYI

Lead-Based Paint

Structures built before 1978 may contain lead-based paint. Caution should be taken in areas where paint is peeling, and when sanding or scraping any painted surface, especially when children are present. If in doubt, consider testing for lead based paint.

Asbestos

Older structures from the 1930-1980s may contain asbestos. Asbestos is usually found in a pipe wrap, insulation hot water tanks, ductwork, ceiling tiles, floor tiles, joint compound, and some textured wall and ceiling coatings. The mere existence of asbestos does not pose a health threat. It only becomes a hazard if airborne fibers are released. The only way to know if a material contains asbestos is by professional lab analysis. A hazardous check is not part of this inspection.

Metal Piping

Some metal piping in the structure may be present. Many types of metal piping can rust internally over time. We recommend replacing any metal plumbing piping with modern non-corrosive piping. Galvanized piping is particularly problematic. Not only can the galvanizing flake off inside the pipe and possibly prevent thermostat valves from properly shutting off, but galvanized pipes are not always completely sealed. Often pinholes are left in the pipes by the manufacturer. Either of these elements could be hazardous. Check with your local AHJ (authority having jurisdiction), which is typically the local city or county building department for further information or recommendations.

2: ROOF

		IN	NI	NP	O
2.1	General	X			
2.2	Coverings	X			
2.3	Flashings	X			
2.4	Roof Drainage Systems	X			X
2.5	Skylights, Chimneys & Other Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Inspection Method
Walked On The Roof

General: Roof Age & Condition
Roof appears to be 12 years old and acceptable condition.

General: Roof Type/Style
Hip, Flat

Permit 200804250692 
Status: ISSUED Status Date: 4/25/2008
Reroofing.

Flashings: Material
Galvanized Steel



Roof Drainage Systems: Drainage Material
Galvanized Steel



General: Roof Overview
Roof in good condition



Coverings: Material

Tar and Gravel, Shingles, Roof Tiles



Skylights, Chimneys & Other Roof Penetrations: General



Observations

2.4.1 Roof Drainage Systems

DEBRIS

Accumulated debris at gutters and/or scuppers noted. We recommend removing debris to ensure proper drainage of the roofing system and to prevent moisture damage. This scupper filter may help to keep gravel out of system.

Recommendation

Contact a qualified gutter contractor

 Recommendation



3: EXTERIOR

		IN	NI	NP	O
3.1	General	X			
3.2	Exterior Doors	X			X
3.3	Siding, Flashing & Trim	X			X
3.4	Walkways, Patios & Driveways	X			
3.5	Eaves, Soffits & Fascia	X			
3.6	Decks, Balconies, Porches & Steps	X			X
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			X
3.8	Windows	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Exterior Doors: Exterior Entry Door
Wood, Metal



Siding, Flashing & Trim: Siding Material
Stucco, Wood



Walkways, Patios & Driveways: Driveway Material
Concrete



Eaves, Soffits & Fascia: Overview



Decks, Balconies, Porches & Steps: Material
Concrete, Membrane

Vegetation, Grading, Drainage & Retaining Walls: Overview



General: Inspection Method
Visual



Decks, Balconies, Porches & Steps: Appurtenance
Patio, Light well



Observations

3.2.1 Exterior Doors

SEPARATION AT TRIM-TO-TRIM CONNECTIONS

REAR EXTERIOR DOOR

Separations at trim-to-trim connections noted. Recommend sealing these trim connections to prevent moisture intrusions.

Recommendation

Contact a qualified general contractor.

 Recommendation





Front upper window trim

3.3.1 Siding, Flashing & Trim

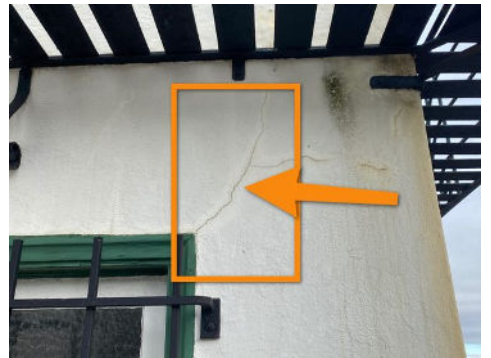
CRACKING AND MICRO-CRACKING IN STUCCO

 Recommendation

Cracking and micro-cracking of the stucco exterior surface noted. This can lead to moisture intrusion, further deterioration of the stucco exterior, and structural framing beneath. We recommend contacting a stucco contractor for repair.

Recommendation

Contact a qualified general contractor.



3.3.2 Siding, Flashing & Trim

CRACKING, CHIPPED, & MISSING PAINT

REAR EXTERIOR

Chipped and missing paint at the exterior siding noted. We recommend having any missing or chipped paint repainted, any gaps in the siding and trim connections properly sealed, and any damaged wood replaced. This helps to prevent water intrusion and ensure the full waterproofing envelope of the exterior.

Recommendation

Contact a qualified general contractor.

 Recommendation



3.3.3 Siding, Flashing & Trim

FLASHING/TRIM COMPROMISED

 Recommendation

Improperly installed, missing flashing, or trim pieces noted. This could result in moisture intrusion and potential damaging leaks. We recommend contacting a general contractor for repair or recommendation.

Recommendation

Contact a qualified general contractor.



3.3.4 Siding, Flashing & Trim

STUCCO TO EARTH CONTACT

Stucco to ground contact noted. This practice was a standard years ago and has since changed to a metal screed at the lower edge to allow moisture to escape. Stucco to earth contact holds moisture and damages surface. Consider having a stucco contractor repair or to keep 6" clearance between stucco and dirt.

Recommendation

Contact a stucco repair contractor



Recommendation



3.6.1 Decks, Balconies, Porches & Steps

DRAIN INSUFFICIENT

Patio courtyard is said to have insufficient drainage and too clog easily. We recommend the installation of a two cycle filtration drain cover. (see picture) Contact a general contractor for recommendation and service.

Recommendation

Contact a qualified general contractor.



Recommendation



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

VEGETATION TOUCHING HOUSE

LEFT EXTERIOR

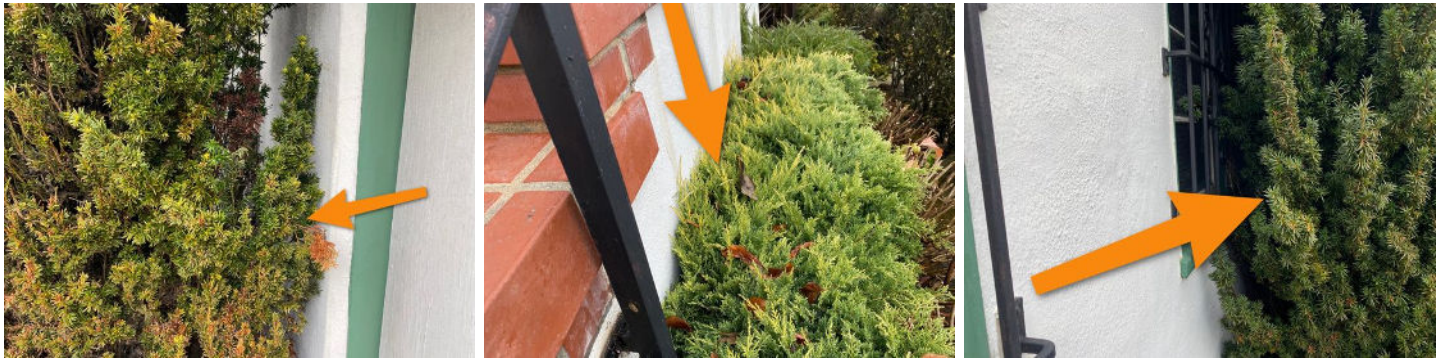
Vegetation touching house noted. This can damage siding, invite moisture, and insects into the structure. Small bushes and plants should be trimmed approximately 8" away from the building, and any vines on exterior removed.

Recommendation

Contact a qualified landscaping contractor



Recommendation



3.8.1 Windows

DRY ROT

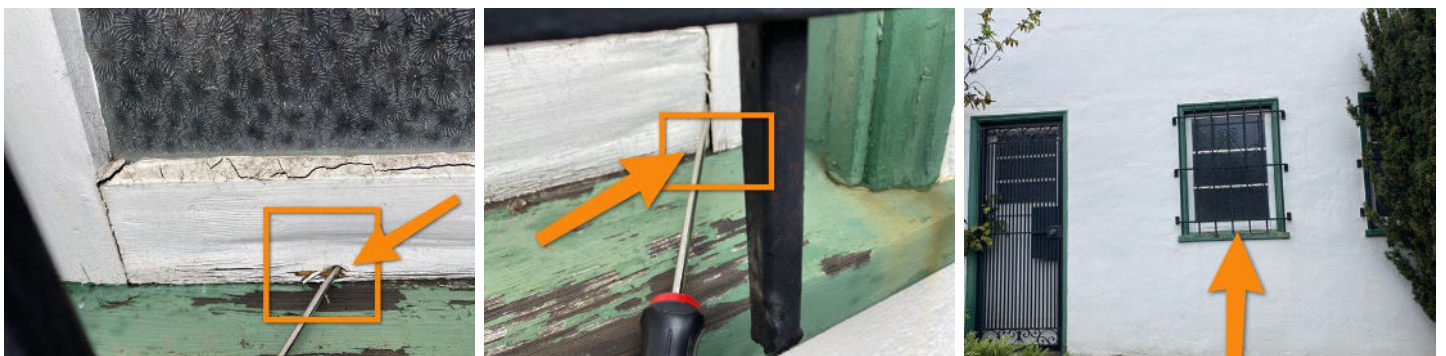
Dry rot at visible portions of the exterior windows were noted. Recommend all wood with dry rot be replaced by a licensed professional. It is important to replace dry rotted wood to prevent spread of dry rot and to ensure the full waterproofing envelope of the exterior. Dry rotted wood is also known to invite wood eating insects. Areas of improperly installed or missing house wrap around windows is noted. Housewrap is an essential part of the exterior weatherproofing envelope. Missing housewrap, improperly installed siding, and dry rot and moisture damage at the windows are all connected systems. Improperly installed or damaged siding and improperly installed or missing house wrap should be corrected to prevent further damage to windows.

Recommendation

Contact a qualified general contractor.



Recommendation



Front ground level



Front ground level



Front ground level

3.8.2 Windows

SEPARATIONS AT SIDING-TO-TRIM CONNECTIONS

 Recommendation

Separations at siding to window trim connections was noted. This can allow moisture intrusion and cause further damage to the siding. Recommend sealing with exterior grade sealant and following proper surface preparation techniques. Allow for adequate time for the sealant to cure, prime, and paint.

Recommendation

Contact a qualified general contractor.



4: INTERIOR

		IN	NI	NP	O
4.1	General	X			
4.2	Walls	X			X
4.3	Ceilings	X			X
4.4	Doors	X			
4.5	Floors	X			X
4.6	Windows	X			X
4.7	Electrical	X			X
4.8	Smoke & Carbon Monoxide Detectors	X			X
4.9	Fireplace	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Walls: Wall Material
Plaster



Ceilings: Ceiling Material
Plaster



Floors: Floor Coverings
Hardwood



Fireplace: Type
Wood

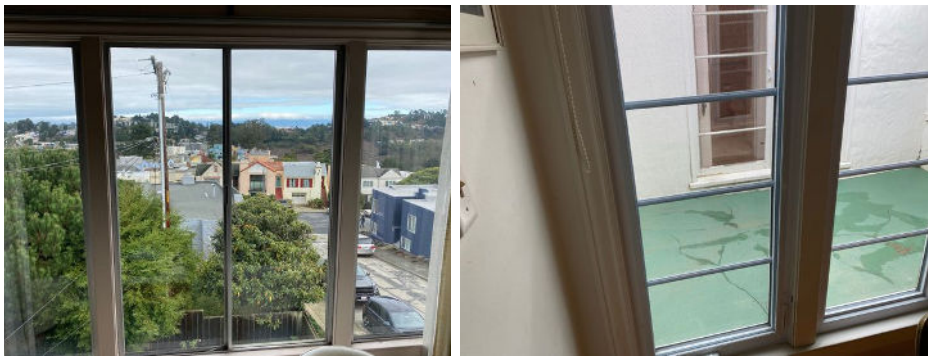


General: Overview



Windows: Window Type

Sliders, Single Pane, Crank Out, Double Pane



Observations

4.2.1 Walls

GENERAL DAMAGE

General damage to walls was noted in the living room of the home. Recommend cleaning patching and painting. We recommend contacting a painting contractor and drywall contractor for recommendations and repair.

Recommendation

Contact a qualified professional.



4.2.2 Walls

MOISTURE DAMAGE



Stains on wall materials from moisture intrusion were noted. We recommend ensuring source of moisture intrusion is corrected and contacting a qualified contractor for repair.

Recommendation

Contact a qualified general contractor.



4.3.1 Ceilings

SETTLING CRACKS



Common settling cracks in wall and ceiling materials that appear to be the result of long-term settling were noted. Recommend monitoring cracks. Contact painting contractor for service or repair.

Recommendation

Contact a qualified painting contractor.



4.6.1 Windows

DIFFICULT TO OPEN

BEDROOM

Two windows in the living room were difficult to open and close. With the use of force to open or close windows there's a possibility of breaking glass pane. We recommend cleaning and lubricating metal hinges. If this doesn't remedy the problem contacting a window repair specialist.

Recommendation

Contact a qualified window repair/installation contractor.



4.6.2 Windows

WINDOW SILL DAMAGE

Window sill damage noted. Either sun or moisture damage may be the cause, these are recommended to be repaired. Contact general contractor for service.

Recommendation

Contact a qualified general contractor.



Recommendation



Bedroom

4.7.1 Electrical

UNGROUND 3 PRONG RECEPTACLES

BREAKFAST NOOK

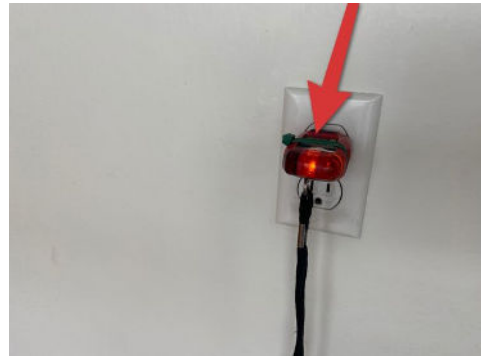
Ungrounded 3 prong receptacles around home noted. This gives a false sense of security. Recommend upgrading to grounded wiring or installing 2 prong outlets. Contact electrical contractor for repair.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



4.7.2 Electrical

UNGROUND OUTLETS

Ungrounded electrical outlets were found throughout the home at the time of the inspection. We recommend contacting an electrical contractor for recommendations on upgrading to 3 prong grounded outlets.

Recommendation

Contact a qualified electrical contractor.



Safety Hazard



4.8.1 Smoke & Carbon Monoxide Detectors

BATTERIES

Recommend changing batteries for all smoke and carbon monoxide detectors in the home yearly to protect occupants.

Recommendation

Contact a qualified professional.



Recommendation



Bedroom

4.8.2 Smoke & Carbon Monoxide Detectors



Safety Hazard

MISSING SMOKE DETECTORS

TV ROOM

One or more missing smoke detectors throughout the home noted. This is a life safety hazard. We recommend replacing.

Recommendation

Contact a qualified fire suppression contractor.



4.9.1 Fireplace



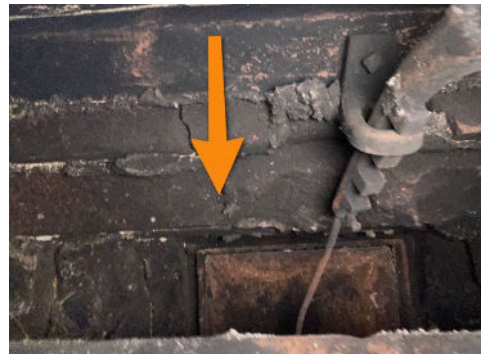
Recommendation

RECOMMEND CLEANING

Fireplace appears dirty under unit. Recommend servicing unit for proper function. Contact fireplace contractor for service.

Recommendation

Contact a qualified fireplace contractor.



5: KITCHEN

		IN	NI	NP	O
5.1	General	X			
5.2	Sink	X			
5.3	Water Supply, Distribution Systems & Fixtures	X			
5.4	GFCI	X			X
5.5	Dishwasher	X			
5.6	Refrigerator	X			
5.7	Range/Oven/Cooktop	X			
5.8	Countertops & Cabinets	X			
5.9	Doors	X			
5.10	Windows	X			
5.11	Floors	X			
5.12	Walls	X			
5.13	Ceiling	X			
5.14	Lights	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview



Sink: Sink



Water Supply, Distribution Systems & Fixtures: Drain Material

Metal



Dishwasher: Brand

GE

Dishwasher: Dishwasher



Refrigerator: Brand

GE

Refrigerator: Refrigerator

Range/Oven/Cooktop:
Range/Oven Brand
GE

**Range/Oven/Cooktop: Exhaust
Hood Type**
None

Range/Oven/Cooktop:
Range/Oven Energy Source
Gas

Range/Oven/Cooktop: Range

Countertops & Cabinets:
Cabinetry
Wood

Countertops & Cabinets:
Countertop Material
Tile



Floors: Floor Coverings
Laminate



Walls: Wall Material
Plaster

**Ceiling : Ceiling in The Kitchen**

Ceiling : Ceiling Material
Plaster

Windows: Window Type

Skylight, Sliders

**Observations**

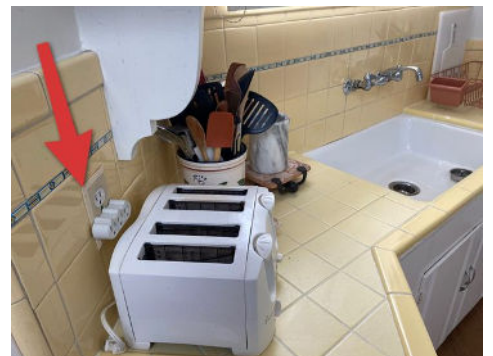
5.4.1 GFCI

GFCI PROTECTION NOT INSTALLED

GFCI protection not installed. GFCI's must be installed within 6 feet of all water sources. This is a life safety hazard. We recommend contacting an electrical contractor for service.

Recommendation

Contact a qualified electrical contractor.

**Safety Hazard**

6: MASTER BATHROOM

		IN	NI	NP	O
6.1	General	X			
6.2	Sink	X			
6.3	Water Supply, Drainage Systems & Fixtures	X			
6.4	GFCI & AFCI	X			
6.5	Toilet	X			
6.6	Shower	X			
6.7	Lighting Fixtures, Switches & Receptacles	X			
6.8	Floors	X			
6.9	Doors	X			
6.10	Walls	X			X
6.11	Ceilings	X			X
6.12	Windows	X			
6.13	Tub	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview



Sink: Sink



Water Supply, Drainage Systems & Fixtures: Drain Material

Metal

Water Supply, Drainage Systems & Fixtures: Water Supply Material

Braided Stainless Steel Hose



Toilet: Overview

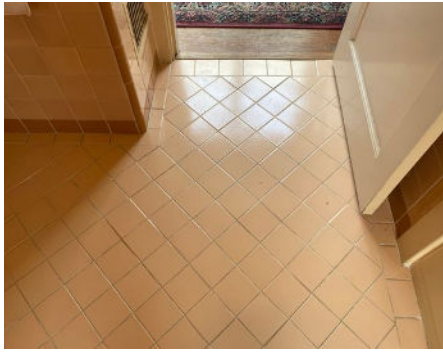


Shower: Shower



Floors: Floor Coverings

Tile

**Walls: Wall Material**

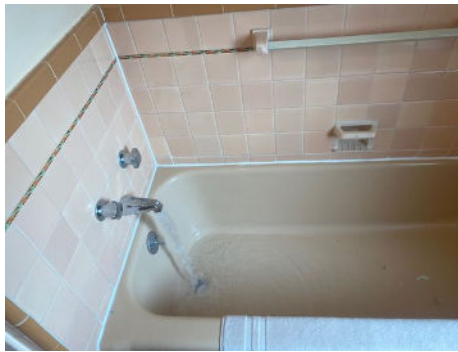
Plaster

**Ceilings: Ceiling Material**

Plaster

**Windows: Window Type**

Drop-down

**Tub: Overview**

Observations

6.4.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

**Safety Hazard**

No GFCI protection at one or more bathroom receptacles was noted. GFCI's must be installed within 6 feet of all water sources. This is a life safety hazard. We recommend contacting electrical contractor for service.

Recommendation

Contact a qualified electrical contractor.



6.10.1 Walls

CRACKING

DINING ROOM

Visible cracking in walls is noted. Cracks appear to be from long term structural settling or from moisture intrusion. Recommend monitoring cracks. If further cracking persists, contact a licensed general contractor.

Recommendation

Contact a qualified general contractor.

**Recommendation**

6.11.1 Ceilings

MOLD-LIKE SUBSTANCE

RIGHT UPPER INTERIOR

Mold-like substance on upper floor bathroom ceiling was noted. Certain types of mold are a life safety hazard. Recommend locating and eliminating source of mold-like substance as well as removing present mold-like substance. Inadequate ventilation is often a cause of mold-like substance in bathrooms. Contact licensed mold remediation contractor for further recommendation or service in connection to this inspection item.

Recommendation

Contact a qualified mold remediation contractor



Recommendation



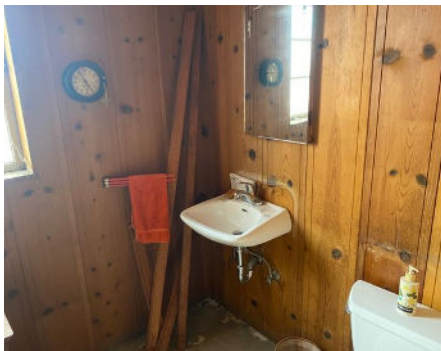
7: BATHROOM 2

		IN	NI	NP	O
7.1	General	X			
7.2	Sink	X			
7.3	Water Supply, Distribution Systems & Fixtures	X			
7.4	Toilet	X			
7.5	Lighting Fixtures, Switches & Receptacles	X			
7.6	Doors	X			
7.7	Windows	X			
7.8	Floors	X			
7.9	Walls	X			
7.10	Ceilings	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Overview



Sink: Sink



Water Supply, Distribution Systems & Fixtures: Drain Material

Metal



Water Supply, Distribution Systems & Fixtures: Water Supply Material

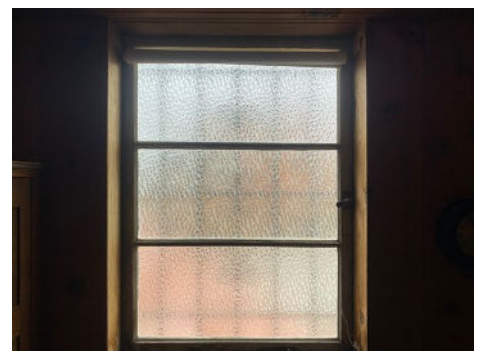
Braided Stainless Steel Hose

Toilet: Overview



Windows: Window Type

Push out



Floors: Floor Coverings
Concrete



Walls: Wall Material
Wood

Ceilings: Ceiling Material
Wood



8: ELECTRICAL

		IN	NI	NP	O
8.1	General	X			
8.2	Service Entrance Conductors	X			
8.3	Main Panel, Service & Grounding, Main Overcurrent Device	X			
8.4	Subpanel	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Main Panel, Service & Grounding, Main Overcurrent Device: Main Panel Capacity

Insufficient

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

Basement

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

Meyers



Subpanel: Sub Panel Capacity

Insufficient

Subpanel: Sub Panel Location

Basement

Subpanel: Sub Panel Manufacturer

Square D

Subpanel: Sub Panel Type

Circuit Breaker



Service Entrance Conductors: Electrical Service Conductors

220 Volts, Overhead

The main electrical service conductors are located on the front exterior of the building.

Service Entrance Conductors: Service Mast

The overhead service mast is located on the left side of the garage door. The masthead, drip loop and mast support appeared to be in good condition.



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



9: PLUMBING

		IN	NI	NP	O
9.1	General	X			
9.2	Main Water Shut-off Device	X			
9.3	Drain, Waste, & Vent Systems	X			
9.4	Hot Water Systems, Controls, Flues & Vents		X		
9.5	Fuel Storage & Distribution Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Water Pressure

Water pressure was adequate at 60 psi.



General: Water Source

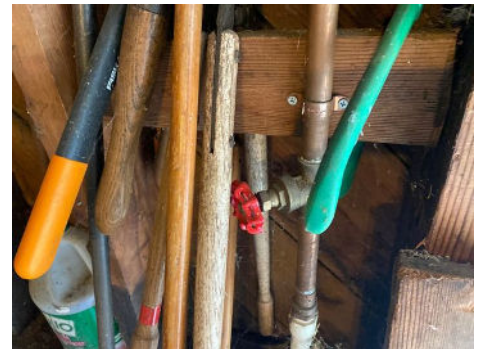
Public

Main Water Shut-off Device:

Location

Garage

This will shut off incoming water supply for the whole house.



Drain, Waste, & Vent Systems:

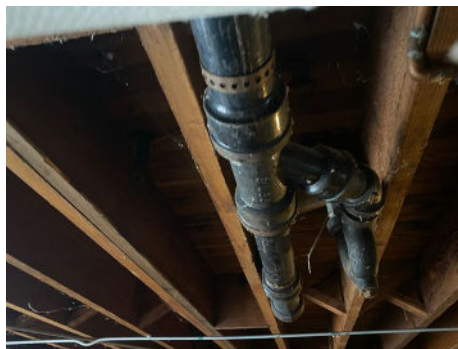
Drain Size

3", 4"

Drain, Waste, & Vent Systems:

Material

Iron



Hot Water Systems, Controls, Flues & Vents:

Location

Garage



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



Limitations

Hot Water Systems, Controls, Flues & Vents

INACCESSIBLE

Water heaters inaccessible or covered over at the time of our inspection and could not be fully inspected. Contact plumbing contractor for further recommendation or service.



10: HVAC

		IN	NI	NP	O
10.1	General	X			
10.2	Heating Equipment	X			X
10.3	Thermostat	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Furnace

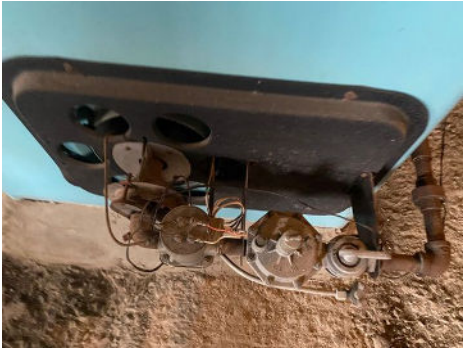


Heating Equipment: Age
60+

Heating Equipment: Brand
Atlas

Heating Equipment: Energy Source
Natural Gas

Heating Equipment: Heat Type
Gas-Fired Heat



Thermostat: Thermostat



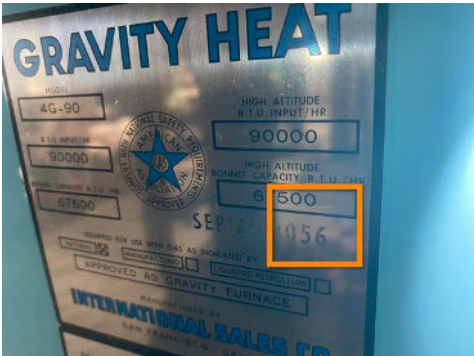
Observations

10.2.1 Heating Equipment
BEYOND NORMAL USEFUL LIFE

Gas furnace was operational at the time of our inspection, but it appears to be beyond its normal useful life. Contact HVAC contractor for further recommendation or service.

Recommendation
Contact a qualified HVAC professional.

 Recommendation



1956

11: STRUCTURAL

		IN	NI	NP	O
11.1	General	X			
11.2	Foundation	X			X
11.3	Floor Structure	X			
11.4	Wall Structure	X			
11.5	Ceiling Structure	X			
11.6	Basements & Crawlspaces	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Inspection Method

Visual

Foundation: Foundation Material

Concrete



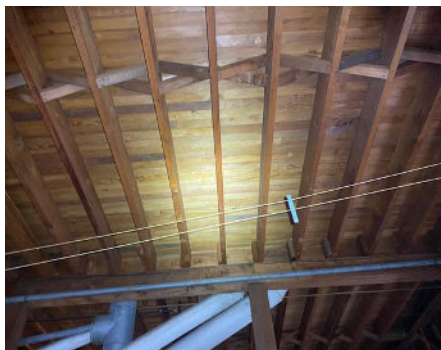
Floor Structure: Crawlspace floor

Concrete, Dirt



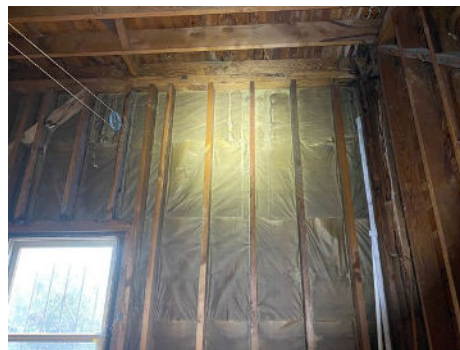
Floor Structure: Sub-floor

Plank



Wall Structure: Wall Material

Wood



Wall Structure: Balloon Framing

Balloon framing was noted in the basement of the home.

Ceiling Structure: Ceiling Material
Wood**Basements & Crawlspaces:**
Basement**Observations**

11.2.1 Foundation

CRACKING - MINOR

Minor visible cracking in the concrete foundation noted. Monitoring of this is recommended over time to evaluate further movement. If further cracking persists, we recommend contacting a structural engineer for causes and recommendations to repair.

Recommendation

Contact a qualified structural engineer.

 Recommendation

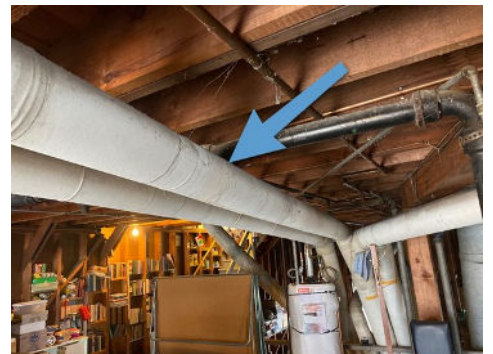
11.6.1 Basements & Crawlspaces

ASBESTOS

Possible asbestos wrapped ductwork was found in the basement. This material is generally inert unless disturbed.

Recommendation

Contact a qualified professional.

 Informational

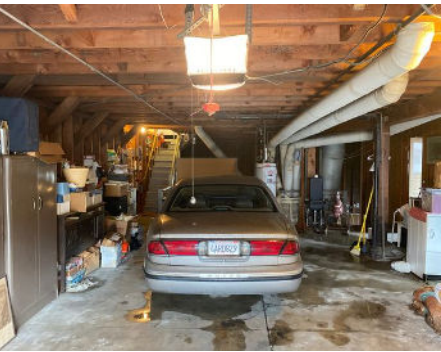
12: GARAGE

		IN	NI	NP	O
12.1	General	X			
12.2	Garage Door	X			X
12.3	Garage Door Opener	X			
12.4	GFCI & AFCI	X			
12.5	Occupant Door (From garage to inside of home)	X			X
12.6	Receptacles	X			X
12.7	Floor	X			X
12.8	Ceiling	X			X
12.9	Lighting	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

General: Wall Material
Unfinished



Garage Door: Material
Wood

Garage Door: Type
Up-and-Over



Garage Door Opener: Garage Door Floor: Garage Floor
Opener Concrete

Ceiling: Overview



Observations

12.2.1 Garage Door
DRY ROT

 Recommendation

Dry rot at overhead garage door is noted. Recommend repairing to prevent further damage. Contact garage door contractor for further recommendation or service.

Recommendation

Contact a qualified general contractor.



12.5.1 Occupant Door (From garage to inside of home)



Safety Hazard

NON FIRE RATED DOOR

Doors to garage must be fire rated for 20 minute burn time, sealed to habitable space, and self closing. We recommend contacting a door repair contractor for recommendations and service.

Recommendation

Contact a qualified door repair/installation contractor.



12.5.2 Occupant Door (From garage to inside of home)



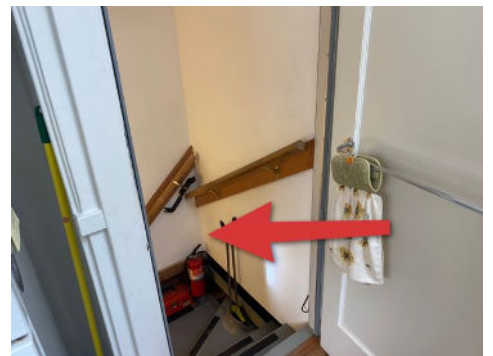
Safety Hazard

NOT SELF-CLOSING

Door from garage/basement to home, not self-closing, noted. The door was missing functional self-closing hinges, which help to prevent the spread of fire to living space. We recommend contacting a door repair and installation contractor for further recommendation or service.

Recommendation

Contact a qualified general contractor.



12.6.1 Receptacles



Recommendation

OPEN JUNCTION BOX

Open junction boxes noted in the garage. Recommend appropriate covering be installed. Contact a licensed electrical contractor for service.

Recommendation

Contact a qualified electrical contractor.



12.7.1 Floor

PONDING

Ponding was noted on garage floor.

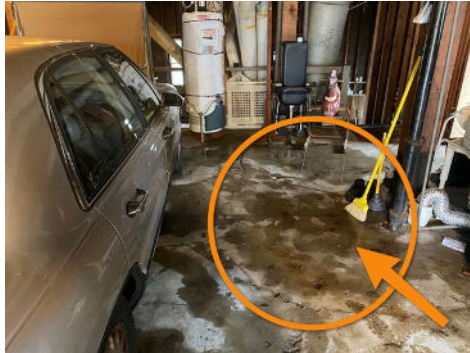
We recommend the installation of a channel type drain that spans the width of the driveway.

Recommendation

Contact a qualified professional.



Recommendation



12.8.1 Ceiling

MOISTURE INTRUSION

Garage ceiling shows signs of moisture intrusion. To prevent further damage or growth of mold, we recommend a qualified contractor address and eliminate the source of moisture intuition. Certain types of mold are a life safety hazard. Contact general contractor for further recommendation or service.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



STANDARDS OF PRACTICE
