

# **GARAGE**

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Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

## **GARAGE TYPE**

Attached, Two car.

## **GARAGE ROOF**

### **Access:**

I inspected the roofing by walking on the roof.

### **Style:**

Gable.

### **Type:**

ASPHALT / FIBERGLASS SHINGLES - This type of roofing material has an estimated life span of approximately 20 years. Some shingles are manufactured that are designed to last up to 35 years. It is not within the scope of this inspection to make that determination.

### **Conditions:**

MAINTENANCE - Tree branches are touching the roofing material. In my opinion, this damages the shingles and reduces their expected life span. Additionally, anytime roofing material is damaged, the potential for water leakage is present. I recommend having the tree branches removed from over the house by a qualified professional.



**Tree Overhanging Garage Roof**

## **FIRE WALL**

### **Conditions:**

SAFETY - Any wall or ceiling of an attached garage that shares with an interior space should have drywall and at least one coat of drywall compound (mud) over nails, screws, and seams where sheets of drywall come together. Openings are present in this property. In my opinion, this is considered a fire and fume safety hazard that should be corrected by a qualified contractor.

## **GARAGE MAN DOOR**

### **Conditions:**

SAFETY - The door between the house and garage is not a solid door or fire rated. In my opinion, this is an increased fire / fume hazard. Appropriate corrective action (which may include replacing the door) is recommended by a qualified contractor.

SAFETY - The garage passage door (into the house) is not equipped with an automatic door closure mechanism. In my opinion, this is unsafe and is considered a fire / fume hazard from the garage. Installation of appropriate door closure is recommended by a qualified carpenter.