

Report: [REDACTED]

# GARAGE - CARPORT

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 door openings are not standard, so you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. It is not uncommon for moisture to penetrate garages, particularly with slabs on-grade construction, and this may be apparent in the form of efflorescence or salt crystal formations on the concrete. You may want to have any living space above the garage evaluated further by a structural engineer, as it may be seismically vulnerable.

### Type:

Attached, Two car.

### Roof:

OK MM RR

**Condition:**                    p    "    "    Same as house.

### Ceilings:

**Condition:**                    p    "    "

### Garage Door:

**Material - Condition:**    "    "    p    Major damage is noted Some hardware is deteriorated.



**Door Operator:**            "    "    p    Automatic door opener(s)- not operational.



**Service Doors:**            p    "    "    Hardware operational, There is no fire rated door separating the garage from the living areas of the house. For safety reasons, there should be a fire rated door or a solid core door, as a minimum, between the garage and living areas of the house.