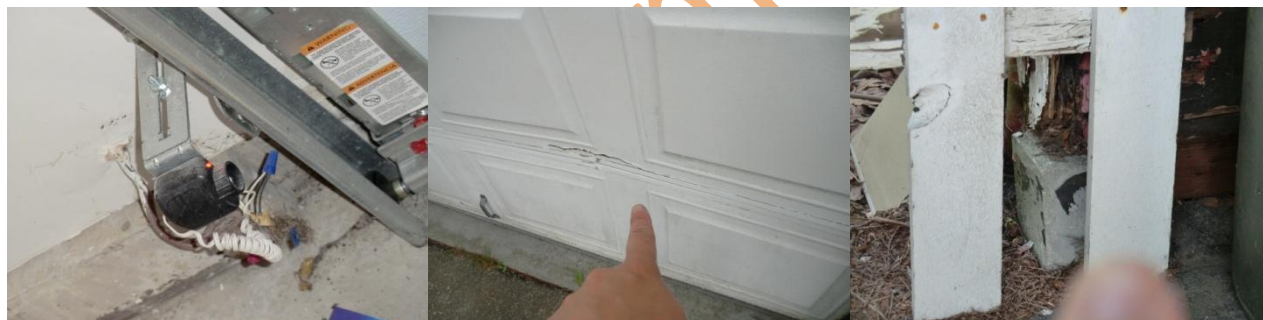


The inspection of garage and carport

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We normally see attached and detached garages. The attached garages are always adjacent to the main building on ceiling or walls, which have to be insulated and sheathed for air tight. Generally there is a door to get access from it to main building living space. This door has to be weather tight & self-closure to avoid vehicle exhaust intrusion. It is a safety issue & key of our inspection but most time cannot be cared by clients. The detached garages are built separately & the same as regular construction except the insulation omitted. The overhead doors are popular nowadays, which are assembled by several pcs planks. The materials are wood, plastic or laminate. The garage opener drives the door to move on rollers and tracks. Also In order to avoid people injury & damage of vehicles, there are a couple of photo-eye sensors set up on the tracks 1' above the ground. Once something blocks sensor, the door automatically stops closing & lifts up. The carports have full or 3 sides open. The posts should be secured on concrete footing to prevent moisture. Unfortunately many are not.



A few inspection & maintenance tips: 1, to watch the mechanical damage on garage door & the integrity of the door seal, also the smooth of its travel; 2, to test the safety photo-eye sensors function once a month; 3, to inspect the people door adjacent to living space, which has to be self-closure & tight; 4, to watch if there is a heat register in garage, which is not allowed & a safety issue; 5, to watch the door open entirely, otherwise the vehicle might hit it. This can be adjusted by the knob on garage opener; 6, to watch the leaking stain on the ceiling, most caused by the balcony on top of it. This has to be fixed asap. 7, to inspect carport post security & some renovated & do it yourself garages which should get permit; 8, any receptacles in carports should be GFI.