



Inspection Report

Tom Sangster

Property Address:
4053 County Rd. 36
Buckhorn



Paul Galvin Residential Home Inspections

Paul Galvin

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Date: 2024-05-13	Time:	Report ID:
Property: 4053 County Rd. 36 Buckhorn	Customer: Tom Sangster	Real Estate Professional: Tom Sangster Royal LePage

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Realtor and vendor

Type of building:
Single Family (1 story)

Style of Home:
Bungalow

Weather:
Cloudy

Ground/Soil surface condition:
Damp

Rain in last 3 days:
Yes

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Covering:
Asphalt shingles

Viewed roof covering from:
Walked roof

Chimney (exterior):
Brick

Items

1.0 ROOF COVERINGS

Comments: Inspected

(1) The entire roof surface is asphalt shingles. The shingles on the back of the roof are basic three tab shingles. These shingles appear to be in good overall condition and installed reasonably well.



1.0 Picture 1

(2) The shingles on the remainder of the roof are newer, longer lasting architectural shingles. These shingles are in very good condition and installed well. All of the necessary caps and flashing are present.



1.0 Picture 2

(3) There is a very small section of shingles at the back which are very worn. This small section was likely not resingled when the rest was. This small section should be resingled.



1.0 Picture 3

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

There is some slight cracking in the brick chimney at the left end of the house. This chimney is no longer in use.



1.2 Picture 1

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected

Proper downspout extensions should be added where missing to drain well away from the foundation. This is very important in keeping water away from the house and out of the basement.



1.3 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Wood siding

Soffits and Fascia:

Aluminum

Exterior Entry Doors:

Steel

Driveway:

Gravel

Appurtenance:

Deck with steps

Items

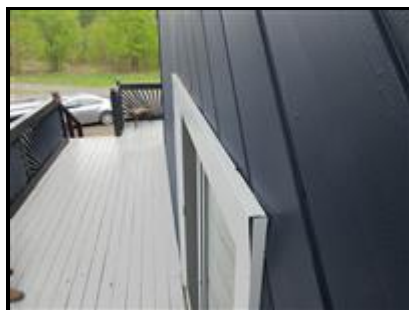
2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected

(1) The entire wall surfaces are wood siding. These wall surfaces are in pretty good overall condition for the age. However there are quite a few areas where the siding is buckled, damaged and not finished properly. The siding around the windows and doors are not flashed properly. Repairs and finishing will be needed around much of the house.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5



2.0 Picture 6



2.0 Picture 7

(2) There is some missing brick at either side of the front door. Although not an immediate concern, these areas should be filled in.



2.0 Picture 8

2.1 Exterior Foundation

Comments: Inspected

There are a couple areas at the block foundation which are not finished at the sides of the doors. These areas should be filled in.



2.1 Picture 1



2.1 Picture 2

2.2 DOORS (Exterior)

Comments: Inspected

The majority of the patio doors in the pool area have broken locks and missing screen doors.

2.3 WINDOWS

Comments: Inspected

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected

(1) The lower back deck and side deck are older and are minimally built with signs of rot in the outer edge and in the railing. Although not an immediate concern, the deck will require repair or replacement. The deck railing is weak as a result.



2.4 Picture 1



2.4 Picture 2



2.4 Picture 3



2.4 Picture 4

(2) The deck support posts are sitting on deck blocks (floating) although the deck is secured to the house. Technically these posts should extend four feet into the ground. (or to bedrock)



2.4 Picture 5



2.4 Picture 6

(3) Proper handrails should be installed on the deck stairs.



2.4 Picture 7

2.5 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected

It is very important to keep an eye on the grading around the house to ensure a positive slope away. If needed any low areas should be raised up to slope away from the house. This is very important in keeping water away from the house and out of the basement.

2.6 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of

concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete
Masonry block

Columns or Piers:

Supporting Walls

Method used to observe attic:

From entry

Floor Structure:

Wood joists

Roof Structure:

Stick Frame
Engineered wood trusses

Roof Sheathing:

Plywood
Roof boards

Wall Structure:

Wood Frame

Roof-Type:

Gable

Floor Sheathing:

Plywood

Items

3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

- (1) Structurally the house appears to be in good overall condition. All visible framing members appear to be adequately sized and free from damage or wear. There were no signs of any unusual settlement or shifting.
- (2) There were no signs of any recent moisture entry into the basement. I would not anticipate any real concerns under normal conditions but I cannot offer any guarantee of a dry basement. Attention must always be paid to grading, downspouts and the exterior flow of water.
- (3) There is some water on the floor beside the sump pit. This is from the dehumidifier from the pool area draining onto the floor.



3.0 Picture 1

3.1 WALLS (Structural)

Comments: Inspected

3.2 COLUMNS OR PIERS

Comments: Inspected

3.3 FLOORS (Structural)

Comments: Inspected

3.4 CEILINGS (structural)

Comments: Inspected

3.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:

Fiberglass Batt
Cellulose

Ventilation:

Roof Pot Vents
Soffit Vents
Turbines/Whirlybirds

Exhaust Fans:

Bathrooms
Dryer
Kitchen

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

Items

4.0 INSULATION IN ATTIC

Comments: Inspected

The attic contains a combination of fiberglass batt and blown in cellulose insulation. This insulation appears to be well placed and installed in adequate amounts.



4.0 Picture 1



4.0 Picture 2



4.0 Picture 3



4.0 Picture 4

4.1 VAPOR RETARDERS

Comments: Inspected

4.2 VENTILATION OF ATTIC

Comments: Inspected

(1) Ventilation is achieved through the use of soffit vents and roof vents. Ventilation appears to be adequate with no signs of moisture build up or related damage.

(2) There is some slight mould type staining on the roof sheathing above the pool area. This may have been due to a couple past roof leaks. This can be cleaned off if desired.



4.2 Picture 1

4.3 Wall insulation main and upper levels

Comments: Inspected

The insulation in the exterior walls appears to be fiberglass batt.

4.4 Insulation basement exterior walls

Comments: Inspected

The insulation in the basement exterior walls appears to be a combination of fiberglass batt and styrofoam.

4.5 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Electrical Service Conductors:

Overhead

Electric Panel Manufacturer:

FEDERAL PIONEER

Styles & Materials

Panel capacity:

200 AMP

Branch wire 15 and 20 AMP:

Copper

Panel Type:

Circuit breakers

Items

5.0 SERVICE ENTRANCE

Comments: Inspected

5.1 Service Box

Comments: Inspected

The main electrical service is 200 amp.

5.2 Service Panel

Comments: Inspected

The main and auxiliary electrical panels were inspected and found to be installed properly and wired correctly. All of the proper sized breakers were present. There are openings on the panel covers which should be covered.



5.2 Picture 1



5.2 Picture 2

5.3 Branch Circuit Wiring

Comments: Inspected

The wiring could use some cleaning up / stapling in areas. (around panels)

5.4 Junction boxes

Comments: Inspected

5.5 Receptacles

Comments: Inspected

(1) All of the accessible receptacles were tested and found to be mainly grounded and wired correctly. There are several receptacles which are wired reverse polarity. (kitchen at right end of cupboards, main hallway and outside at the back) This is minor but the wires on the receptacle itself should be reversed so the black wire goes to the brass screw and the white wire to the silver screw.

(2) There are a couple receptacles outside which were not working.

(3) The receptacle outside at the back should have a proper outdoor cover installed.



5.5 Picture 1

5.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

(1) The GFCI receptacles should be tested on a regular basis (monthly).

(2) There is a GFCI breaker in the basement beside the main panel which protects the electrical panel at the pool addition.

5.7 Switches

Comments: Inspected

5.8 Lights

Comments: Inspected

5.9 Cover plates

Comments: Inspected

5.10 Wires

Comments: Inspected

5.11 LOCATION OF MAIN PANEL

Comments: Inspected

Basement

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heat Type:

Electric Base

Energy Source:

Electric

Number of Heat Systems (excluding wood):

One

Items

6.0 HEATING EQUIPMENT

Comments: Inspected

The baseboard heaters were tested and found to be working okay except for the heater in the basement bedroom.

6.1 Heating Failure Probability

Comments: Inspected

Low (based on typical life expectancy)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:

Well

Water Filters:

Sediment filter
UV

Plumbing Water Supply (into home):

Plastic

Plumbing Water Distribution (inside home):

Copper
Pex plastic

Plumbing Waste:

ABS plastic

Water Heater Power Source:

Electric

Water Heater Capacity:

39.8 Gallon

Manufacturer:

GIANT

Water Heater Location:

Basement

Water Heater Age:

2013

Items

7.0 General Plumbing

Comments: Inspected

All visible aspects of plumbing system were tested and inspected and found to be installed reasonably well and working okay although not all of the fixtures/drains were installed or vented properly. (main bathroom sink, laundry standpipe and addition bathroom) Some modifications would be a good idea which could include installing air admittance valves.



7.0 Picture 1



7.0 Picture 2

7.1 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

7.2 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

Some of the pex distribution piping is hanging loose. Some clamping in place would be a good idea.



7.2 Picture 1

7.3 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**Comments:** Inspected**7.4 MAIN WATER SHUT-OFF DEVICE (Describe location)****Comments:** Inspected

At pressure tank.



7.4 Picture 1

7.5 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**Comments:** Inspected**7.6 Bathtubs****Comments:** Inspected**7.7 Sinks****Comments:** Inspected**7.8 Faucets****Comments:** Inspected**7.9 Toilet****Comments:** Inspected

The toilet in the basement has a pumping reservoir behind it. This collects the grey water and sewage from the lower bathroom and kitchen and pumps it up to the septic outlet. There is a similar pumping reservoir below the addition bathroom which collects the sewage and grey water from this bathroom and the pool area sink and pumps it to the septic outlet.



7.9 Picture 1



7.9 Picture 2

7.10 Laundry tub

Comments: Inspected

7.11 Shower stall

Comments: Inspected

7.12 Outside Taps

Comments: Inspected

(1) The outside tap should be shut off and drained before winter.



7.12 Picture 1

(2) The lower outside tap at the front of the house is not in use.

7.13 SUMP PUMP

Comments: Inspected

The sump pump should be tested on a regular basis to ensure its proper operation.



7.13 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Window types:

Sliders
Casement
Fixed

Items

8.0 General Interior

Comments: Inspected

The interior of the house is in good overall condition. There were no signs of any unusual damage or wear.

8.1 CEILINGS

Comments: Inspected

8.2 WALLS

Comments: Inspected

8.3 FLOORS

Comments: Inspected

8.4 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

8.5 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

8.6 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

8.7 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

Several of the pool area windows have lost their seals. (condensation between the glass) This is mainly a cosmetic concern with a possible slight loss of efficiency. The glass can typically be changed if desired.

8.8 Handrails and Guards

Comments: Inspected

I would recommend installing a proper guard / railing on the stairway opening.



8.8 Picture 1

8.9 SMOKE DETECTORS/CARBON MONOXIDE DETECTORS

Comments: Inspected

The smoke detectors and carbon monoxide detectors should be tested on a regular basis.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Garage

Styles & Materials

Garage Door Type:
Three manual

Garage Door Material:
Metal

Items

9.0 General Garage

Comments: Inspected

(1) The garage / shop are older but are in pretty good overall condition. However the exterior especially the shop is in rough condition. Considerable repairs / residing will be needed.



9.0 Picture 1



9.0 Picture 2



9.0 Picture 3



9.0 Picture 4



9.0 Picture 5



9.0 Picture 6

(2) Access to the inside of the two bay garage could not be gained as it was full of storage items. Therefore no exact comment can be made on it's condition. The wiring in the garage appears to be quite messy but has been disconnected.

9.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

9.2 GARAGE FLOOR

Comments: Inspected

9.3 GARAGE DOOR (S)

Comments: Inspected

9.4 Garage Wiring

Comments: Inspected

Some wiring clean up / finishing will be needed in the shop.



9.4 Picture 1



9.4 Picture 2

9.5 Garage Roof

Comments: Inspected

The roof surfaces on the garage is metal. The metal is older but in reasonable condition. However most of the metal has been secured down with nails with lead washers. It would be a good idea to someday replace the nails with screws with rubber washers.



9.5 Picture 1



9.5 Picture 2

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Paul Galvin Residential Home Inspections