# GARAGE/CARPORT

| | | | |
|---|---|---|---|
| SIZE | ☒ 1 car ☐ 2 car | ☐ 3 car ☐ Other | |
| LOCATION | ☒ Attached ☐ Free standing | ☐ Tuckunder ☐ Partially attached | |
| TYPE OF CONSTRUCTION | ☐ Masonry ☒ Frame | ☐ Integral with house ☐ Vertical supports | ☒ Possibly converted carport |

| COMPONENTS | | | | | NOT APPLICABLE | CONCEALED/NOT INSPECTED | SERVICEABLE | MAINT. REC./AGING NOTED/REPAIR | UNSATISFACTORY | SEE REMARKS | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| FOUNDATION | | ☒ Concrete ☐ Brick | ☐ Block ☐ Stone | | | | ✓ | | | | ☐ Common cracks or slight settlements ☐ Damaged, review/repair needed |
| FLOOR | | ☒ Concrete ☐ Gravel/dirt | ☐ Asphalt ☐ With drain | | | | | ✓ | | ✓ | ☒ Common cracks ☐ Common slab settlement ☐ Poor slope/drainage ☐ Common spalling |
| FRAMED WALLS | | ☐ Open ☒ Enclosed | | | | ✓ | | | | | ☐ Damaged sole plate/or vertical studs, repair needed ☐ Anchor bolt nuts loose or missing |
| ROOF STRUCTURE | ☐ Concrete | ☐ Triangulated truss at O.C. ☒ Stick built x at O.C. | | | | ✓ | | | | | ☐ Structure damage, repair ☐ Damaged sheathing ☐ Structure sagging, add support |
| ROOF STYLE | ☐ Flat ☐ Shed | ☐ Hip ☒ Gable | ☐ Steep ☐ Medium | ☒ Shallow | | | ✓ | | | | ☐ Pitch is shallow for material, may reduce life |
| FIRE WALLS/CEILING | | ☒ Drywall ☐ Concrete | ☐ Plaster ☐ Masonry | ☐ Other | | | | ✓ | ✓ | ✓ | ☐ Install or complete as an improvement (may be reqd. in certain municipal.) ☒ Patch or repair HOLES/GAPS ☐ Finishes impaired review |
| HOUSE DOOR | | ☐ Solid wood ☐ Hollow wood | ☒ Steel ☐ Wood panel | ☒ With lite | | | | ✓ | ✓ | ✓ | ☒ Improve to fire rated ☐ Damaged door/hardware/trim/casing |
| SERVICE DOOR | | ☐ Solid wood ☐ Hollow wood | ☒ Steel ☐ Wood panel | ☐ With glass | | | | ✓ | ✓ | ✓ | ☐ Damaged door/hardware/trim/casing READJUST |
| VEHICLE DOORS | ☐ Fiberglass | ☒ Overhead ☐ Wood | ☐ Siding ☒ Metal | ☐ Hinged/folding ☐ Wood/comp. | | | ✓ | ✓ | | | ☐ Damaged door/hardware/trim/casing |
| ELECTRIC OPENERS | | ☒ One ☐ Two | ☐ Three | | | | ✓ | ✓ | | ✓ | ☐ Improperly wired to 120V. (extension cord, switched circuit) ☒ System needs repair/adjustments (see below) |
| ROOFING | ____ Approx. age | ☐ Wood ☐ Metal | ☐ Shingle ☐ Built-up/roll roof | ☐ Tile/slate ☐ Concrete | | | ✓ | | | | ☒ Same as residence roof (see pg. 4) ☐ Leaking, repair/re-roof ☐ Exhibiting age and wear, plan to re-roof within ____ years |
| GUTTERS | | ☐ Aluminum ☐ Plastic | ☐ Steel ☐ Copper | | | | | | | | ☐ Advise slope adjustment/resecuring ☐ Cleaning advised ☐ Damaged, repair or replace ☐ Poorly sized |
| EXTERIOR | ☐ Block ☐ Other | ☐ Brick ☐ Composition | ☐ Metal ☐ Wood | ☐ Stucco ☐ Vinyl/plastic | | | | | | | ☐ Damage noted ☒ Same as residence see pg. 5 ☐ Tuckpointing advised |
| ELECTRICAL | | ☐ G.F.I. outlets ☒ Light fixtures | ☒ Outlets (2/3 prong) (see pg. 11) ☐ Panel box (see elect pg. 11) | | | | | ✓ | | ✓ | ☐ Open ground/reversed polarity ☐ Improper entry/service ☐ Improper or temporary wiring, repair ☐ Off utilities |
| PLUMBING/HEATING | | | | | ✓ | | | | | | ☐ Off utilities ☐ Repair advised at: Missing Cover Plate |

## INSPECTOR REMARKS

☒ Extensive storage limited inspection
☐ Earth-wood contact at:
☒ Garage door opener automatic safety switch/photo mechanism does not reverse or stop when obstructed or tested with normal pressure or motion

Photo Cell Mechanisms Too High

Unable To Test/Operate Opener, (No Interior Control)

* Add Hand/Safety Railing @ Entry Steps, Note: Head Step Improper

## MAINT./IMPROVEMENTS

★ Regularly test safety/pressure switch of garage door opener
★ Routinely paint and caulk wood and composition garage door
★ Protect exposed water or drain piping from freezing in unheated area; insulation of ductwork or piping helpful

☐ NOTE: Normally Condo Association Responsibility

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# HOT WATER HEATER

- [ ] Tank wrapped with insulation
- [ ] Tanks in tandem/series
- [x] Obtain gas utility inspection

| COMPONENTS | NOT APPLICABLE | CONCEALED/NOT INSPECTED | SERVICEABLE | MAINT. REC./AGING NOTED/REPAIR | UNSATISFACTORY | SEE REMARKS | REMARKS |
|---|---|---|---|---|---|---|---|
| UNIT #1 BRAND Pioneer Incorporated | | | | | | | Yorkville P.F.R. |
| APPROX. AGE 25 YRS. 40 Gallons [x] Gas [ ] Electric | | | X | | | | [ ] Leaky tank, replace |
| BURNERS AND CONTROLS | | | X | | | | [ ] Not tested/fuel off [ ] Does not respond [ ] Damaged/missing regulator knob |
| GAS VALVE, TEMP./PRESSURE RELIEF VALVE AND OVERFLOW LINE | | | | X | X | | [ ] Leaky drain/overflow [x] 3/4" overflow needed or pipe is too short 3/4 Damaged |
| FLUE | | | X | | | | [ ] Add screws to flue joints [ ] Seal to flue [ ] Damaged/rusted sections [ ] See remarks |

| UNIT #2 BRAND | | | | | | | |
|---|---|---|---|---|---|---|---|
| APPROX. AGE YRS. Gallons [ ] Gas [ ] Electric | | | | | | | [ ] Leaky tank, replace |
| BURNERS AND CONTROLS | | | | | | | [ ] Not tested/fuel off [ ] Does not respond [ ] Damaged/missing regulator knob |
| GAS VALVE, TEMP./PRESSURE RELIEF VALVE AND OVERFLOW LINE | | | | | | | [ ] Leaky drain/overflow [ ] 3/4" overflow needed or pipe is too short |
| FLUE | | | | | | | [ ] Add screws to flue joints [ ] Seal to flue [ ] Damaged/rusted sections [ ] See remarks |

## INSPECTOR REMARKS

- [ ] The high temperature set on the hot water heater or old age may indicate sedimentation build-up and less hot water availability
- [ ] Improper/non-traditional gas supply materials or compression fittings
- [ ] Scorch marks indicate flue draft concerns
- [ ] Improper electric service to water heater
- [ ] No gas drip
- [ ] Flue pipe connections are installed improperly or reversed
- [ ] Replace/install diverter at flue
- [ ] Flue is too close to wood/combustible material
- [ ] Missing flash plate

## MAINT./IMPROVEMENTS

- ★ Draining of the hot water heater minimizes build-up in tank
- ★ Check and clean flue routinely
- ★ Routinely service safety/drain pan
- ★ Bracing or securing water heater properly minimizes risk of toppling
- ★ Test T/P valve routinely. Caution: may leak if tested
- ★ Single heating element electric heaters are less efficient
- ★ Gas valve advised as safety improvement
- ★ Replace cartridge type pressure relief valve with safer 125 PSI lever T/P valve style

# LAUNDRY FACILITIES

- [ ] Basement
- [ ] Utility area
- [ ] Adjacent to kitchen/garage
- [ ] Other

| | NOT APPLICABLE | CONCEALED/NOT INSPECTED | SERVICEABLE | MAINT. REC./AGING NOTED/REPAIR | UNSATISFACTORY | SEE REMARKS | |
|---|---|---|---|---|---|---|---|
| WATER SUPPLIES (limited to visual inspections) [x] Hot/cold drops [ ] Recessed in wall [ ] Sink | | | | X | | | [ ] Leaky faucets [ ] Secure to adjacent surface |
| DRAINAGE (limited to visual inspections) [x] Stand pipe [ ] Temporary [ ] Sink [ ] Recessed box [ ] Floor drain | | | | X | | | [ ] Improper drain/connection |
| ELECTRICAL [x] 120 V. Outlet [x] 240 V. Dryer circuit | | | | X | | | [ ] 120 volt grounded circuit needed [ ] Improperly wired (120/240) [ ] Open ground/reversed polarity |
| DRYER FACILITIES [x] Ext. dryer vent [x] Gas line [ ] Vent outlet [ ] Concealed vent outlet [ ] 120 V. outlet (same as above) | | | | | X | X | [x] Install gas dryer vent to exterior [ ] Open ground/reversed polarity [ ] Damage to vent hood/damper at exterior |

## INSPECTOR REMARKS

- [ ] Improper/non-traditional gas supply material or compression fitting

## MAINT./IMPROVEMENTS

- ★ Recommend vent to exterior of electric dryer to prevent moisture concerns
- ★ Recommend washer safety pan if laundry area is located at upper level
- ★ Gas valve to dryer advised as safety improvement

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# FIREPLACES

**NOTE:** fireplace review is limited, reviewed from firebox only, complete review not possible. Although we attempt to determine the firebox and flue material, within the confines of the inspection we cannot evaluate the flue installation, condition or ability to draft and function properly at all times. Our review is limited to condition of materials

- [ ] Gas starters/logs should be reviewed as part of gas utility safety inspection
- [x] Exterior air source/vent noted

## COMPONENTS

| LOCATION(S) | | | | | NOT APPLICABLE | CONCEALED/NOT INSPECTED | SERVICEABLE | MAIN. REC./ AGING NOTED/REPAIR | UNSATISFACTORY | SEE REMARKS | REMARKS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FAMILY Rm | Free standing<br>Gas | Masonry<br>Metal | Firebox<br>Flue | Damper<br>False | | | | X | X | X | Firebox pointing or repair advised<br>Flue cleaning advised (impaired review) | Damper repair advised<br>See remarks |
| | Free standing<br>Gas | Masonry<br>Metal | Firebox<br>Flue | Damper<br>False | | | | | | | Firebox pointing or repair advised<br>Flue cleaning advised (impaired review) | Damper repair advised<br>See remarks |
| | Free standing<br>Gas | Masonry<br>Metal | Firebox<br>Flue | Damper<br>False | | | | | | | Firebox pointing or repair advised<br>Flue cleaning advised (impaired review) | Damper repair advised<br>See remarks |
| | Free standing<br>Gas | Masonry<br>Metal | Firebox<br>Flue | Damper<br>False | | | | | | | Firebox pointing or repair advised<br>Flue cleaning advised (impaired review) | Damper repair advised<br>See remarks |

## INSPECTOR REMARKS

- [ ] Unlined flues are unsafe for wood burning use
- [ ] Exercise extreme caution with use of gas starters
- [ ] Recommend installation of clamp or similar method at damper to prevent inadvertent closing of damper with use of gas appliances

## MAINT./IMPROVEMENTS

- ★ Use only properly "seasoned" hardwoods to minimize build-up at firebox, smoke chamber and flue
- ★ Routinely clean ash pit, vertical flue and firebox

# BREWER INSPECTION SERVICES

We at Brewer Inspection Services wish to thank you for choosing us to execute your building inspection. As professional building injectors we are educated in and knowledgeable of the many aspects of homes. We will to the best of our ability, make every reasonable attempt to determine the condition of the building inspected. The exact amount of time spent will depend on several factors such as site condition, general level of maintenance, ease of access to major systems and