

Attic & Garage Checklist

- 1) **Access** Yes Partial Pull Down Stairs Scuttle Walk Up Eave Access Restricted Due To; Blocked / Inadequate / Cathedral / Unsafe / None Found / High Insulation **Problem;** Pull Down Stairs Inadequately Installed. Hazardous
- 2) **Frame** **Trusses** 16'oc 24"oc Other Wood Beam(s) Metal
 Rafters 16'oc 24"oc Other Wood Beam(s) Metal
 Problem; Sagging / Cracked / Excessive Spacing / Rot / Mildew / Cut Sections / Warped Sections / Previous Signs Of Fire Damage and/or Repair. **Ridge Pole** Yes No **Problem;** Sagging / Settlement Gaps **Collar Ties** Yes
 Problem; Recommended / Inadequate Nailing
- 3) **Roof Sheathing** Plywood Oriented Strand Board (OSB) FRT Solid Planking
 Spaced Slats (Skip Sheathing) **Problem;** Delaminating / Cracked / Mildew / Rot / Water Stains / Missing Plyclips / Plywood, Sheathing By-Passing Adjacent Sheet / Sagging / Ice
- 4) **Moisture, Stains** % _____ Observed Yes; Plumbing Vent(s) / Ventilation / Skylight(s) / Gable / Eaves / Flashing / Chimney(s) / Valley(s)
- 5) **Insulation** Yes N/V **Problem;** None / Inadequate / Soffits Blocked / Missing In Areas / Animal Nesting / Wet, Damp
- 6) **Electrical** Ok **Problem;** Open Junction Boxes / Missing Junction Boxes / Sloppy, Abandoned Wires / Non-Rated Recessed Lights
- 7) **Light(s)** Yes No **Problem;** Non-Operational / Damaged Fixture / Improper Installation / Bulb Broken Off / Hazardous
- 8) **Plumbing** N/V Problem; Visible Leaks / Susceptible To Freezing / Vent Terminates In Attic / Condensation / Visible Leaks
- 9) **Ventilation** Yes Ridge Soffit Turbine Gable Vents [**Power Vent** **Not Tested**] Other
 Problem; None / Inadequate / No Screens / Screens Damaged / Blocked Soffit Vents / Ridge Inadequately Cut Open / Signs of Excessive Heat

• **Additional Comments** * Attics with boxes, etc. could impede inspection and be a possible fire hazard. Attics that are not accessible to the Inspector should be reinspected.

- Garage** Yes No Repairs Required Further Evaluation Required Amateur, Sloppy Workmanship
- 1) **Attached**¹ Yes No If Yes; Fire Rated Door To House Yes No Unknown Recommended
 - 2) **Overhead Door(s)** Ok # Of 1 2 3 4 Wood Metal Fiberglass Composite
 Problem(s); Water Damage / Rot / Delaminating / Damaged Panel / Won't Stay Open, Closed / Dented / Sagging / Frame Failing, Cracked
 Auto Opener³ Yes No Non-Operational Older Unit **Lighted** Yes No **Problem;** Missing, Damaged Lens/
 Out
 - 3) **Slab / Apron** Ok **Problem;** [Cracked Minor Severe] / Covered² / Walls Blocked, Limited Access / Standing Water / Settling

• **Additional Comments** ¹ Unattached garage is not part of the standard inspection and is considered an additional building. ² If slab is covered with personal items, the inspection may be blocked or impeded. ³ Auto safety reverse devices are recommended for an overhead garage door however they are not tested, since damage could result to the door.
