



## Home Inspection Services Newsletter

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May, 2009

### Educational: **Overhead Garage Doors**

What's so critical about garage doors? Overhead garage doors are the heaviest moving object in a home weighing up to of 400 LBS for designer models. Additionally, we walk and store expensive stuff under them! There are a lot of items that garage door specialists check when inspecting a door. Here are some of the most critical.

#### **Before operating the electric door opener:**

- Examine the door for damage (sags, dents, tears, etc)
- Examine the springs for damage
- Examine the panel hardware for damaged or loose fasteners
- Examine the guide rails for damage, alignment, and attachment
- Examine the rollers for damage
- Examine the lift cables and lift arm
- With the door in the down position, disengage the opener and test the door manually for operation and balance (leave doors that are not attached to openers in the down position – FOR SAFETY).

#### **The Electric Opener**

- Examine the opener for alignment and attachment
- Examine the screw, chain, or belt drive and visible components
- Operate the opener without the door attached
- Attach the door and operate the electric opener
- Test the auto reverse features (blocking and infra red beams)
- Screeching door systems need service!

#### **Other checks:**

- Control button should be a minimum of 5 feet above the door
- Safety tags should be present at springs, and critical fasteners
- Opener disengage rope to be a maximum of 6 feet above the floor
- Infra red eyes to be a maximum of 6 inches above the floor

If your door is damaged, screeching, jumping/jerking, etc, call a professional. Overhead doors can be dangerous.

### Question of the Month: **Why Further Evaluation?**

So, you paid good money for a home inspection. Why do you have to shell out more for a “further evaluation” by a roofer, electrician, AC contractor? The home inspector is a generalist. The inspector visually examines systems and components and verifies that they are operating normally. The inspector is not an expert. The inspector does not know if the non responsive AC unit can be fixed for a \$100 service call or if a new \$5,000 unit is required **BUT YOU NEED TO KNOW.**

### Maintenance Item for May: **Roofing**

Most roofs that we inspect have minor maintenance type issues such as slipped or broken tiles, missing shingles tabs, cracked sealant around roof penetrations, etc. We recommend having a qualified contractor “tune up” your roof by taking care of these issues before related problems surface. Be sure that the roofer checks the attic for signs of water leakage! Now is a good time of year to do this before roofing contractors “get swamped” during monsoon season.

### Safety Tip of the May: **Swimming Pool**

Pools are back in use! Now is the time to review the adequacy of your pool safety barriers for your family situation (Including visitors and their families). Pay attention to pet doors and garage side doors that can provide access to pools. We recommend that gates to the street be locked to prevent someone from inadvertently leaving a gate open. Test that the pool light goes out when the GFCI receptacle for the pool light is tripped.

**Inspection class for realtors:** We offer several classes for realtors including a 3 hour class for credit (in conjunction with Arizona School of realtors). We also have programs from 30 minutes to an hour for new realtors covering such items as CBS codes, Standards of Practice, understanding an inspection report, etc. Feel free to call on me to help.

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***Let our experience work for you!***



Daryl Gates



Mark Andrews



Lauren Andrews