

## Garage and Garage Doors

Definition: Garage: a building or part of a building for parking or storing motorized vehicles and personal items in an enclosed space.

Garage Doors: A vertical slab or linked slabs that control the ingress and egress for the garage.

Name carport, car stall

Variants:

Most Common Materials: brick, masonry, stucco, wood, vinyl, cement (such as Hardie Board), paint, shingles, tile, drywall

Most Common Components: walls, roof, window, door

Common

Components:

## Location & Inspection of Garage and Garage Doors

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	none
	Required:	none

Common Locations:	Unit/Inside:	Attached to main structure or building.
	Outside:	Detached Garage.

How to Locate:	Visual Observation:	Look alongside residences and building for a smaller building with wide hanging doors.
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Possible Deficiencies:	Deficiency 1:	Wall is damaged
	Deficiency 2:	Door does not open, close, or remain open or closed

## Deficiency 1:      Wall is damaged

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of harm to the resident if damage occurs to load bearing framing or masonry resulting in possible failure of the building/structure.
	Structural:	Increases probability of structural failure if load bearing, framing, or masonry components are damaged.
Health and Safety:	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look inside and outside of garage for cracks in exposed structural parts such as framing or the foundation, gaps in the brick or block, or broken vertical boards. If gypsum board is present inspect per protocol.
	Action:	Count the number of broken boards. Measure the length and width of cracks or gaps in brick or block.
Record deficiency if:	there are 2 consecutive cracked, cut, or broken vertical boards in the framing of a single wall, or there is a 32 inch in length and 3/8 inch in width consecutive crack or gap in the brick or block.	

**Deficiency 2: Door does not open, close or remain open or closed**

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of harm to the resident if garage door cannot remain in the open position until intentionally closed.
	Operability:	Prevents proper use of garage door.
	Security:	Prevents controlled access to unit or property.

Health and Safety      **Standard:**      **This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.**

How to Inspect:	Visual Observation:	Look to see if garage door can be opened manually or electronically. Open—if it's a manual door, the door manually. Use remote, keypad, or switch—if it's an electronic door—to open the door electronically. Look to verify the door opens fully and remains open.
	Request for Help:	Ask—If the garage door is electronic and has safety sensors—test sensors as you activate the door to close it. (The door should stop closing once the sensors are activated).
	Action:	Close the door the same way that you opened it—either manually or electronically—without anything in the path of the sensors.

Record deficiency if: door will not open, will not remain open, will not close, will not remain closed, or the sensors do not prevent the door from closing.